

Lennar Reno, LLC, has agreed to construct additional drainage improvements, clean out the existing sediment build up in the existing improvements, restore the existing detention pond, and provide a crack seal and overlay on a portion of Coffey Drive and Alyce Court. Upon completion of these improvements and with acceptance of the easements, the City will be responsible for future maintenance of the proposed drainage improvements, which do not include maintenance of Coffey Drive or Alyce Court. Staff intends to incorporate maintenance of the existing detention pond and the proposed drainage improvements into the Schulz Ranch Landscape Maintenance District, as the pond is now part of the overall drainage system that serves the Schulz Ranch Development.

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Do not accept the donation of permanent drainage easements and provide alternative direction to staff.

Attachments:

[20190913133623774.pdf](#)

[20190913133649448.pdf](#)

[20190913133712449.pdf](#)

[20190913133734863.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

APN 009-822-12
Address: 902 Alyce Court, Carson City, Nevada 89701

AFTER RECORDING RETURN TO:
STEPHANIE HICKS, REAL PROPERTY MANAGER
CARSON CITY PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NEVADA 89701

EASEMENT DEED

THIS DEED, made this ____ day of _____, 2019, by HANK J. PAXTON and LAN N. VU, as their interest appears of record, ("HOMEOWNERS") and by the SOUTH MEADOWS ESTATES, as its interest appears of record, ("ASSOCIATION") (collectively called "GRANTORS"), and granted to CARSON CITY, NEVADA, a CONSOLIDATED MUNICIPALITY ("CITY").

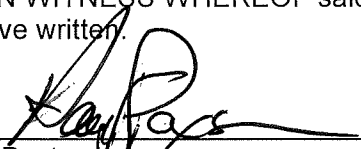
WITNESSETH:

GRANTORS, hereby grant to the CITY, for those purposes as contained in Chapter 271 of the Nevada Revised Statutes, a permanent drainage easement, including for access and maintenance of associated improvements upon, under, over and across certain real property to the CITY; said easement is shown and more fully described in Exhibit "A", Area A, attached hereto and made a part hereof.

Said drainage easement includes access and maintenance of the proposed drainage pipe serving the Schulz Ranch Development. The CITY's maintenance responsibilities do not extend to the existing ditches, culverts or other drainage features within the South Meadows Estates, which remain the responsibility of the respective HOMEOWNERS or ASSOCIATION as applicable.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said CITY and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTORS have hereunto signed on the day and year first above written.



Hank J. Paxton



Lan N. Vu

STATE OF Nevada)

COUNTY OF Washoe)

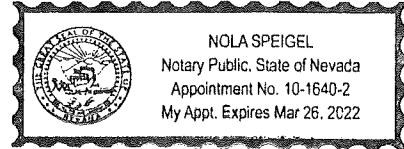
This instrument was acknowledged before me on this 12th day of September, 2019
by HANK J. PAXTON

§
LAN N. VU

APN 009-822-12
Address: 902 Alyce Court, Carson City, Nevada 89701

Nola Speigel
Notary Public

Amy Clemens
Amy Clemens
President of South Meadows Estates

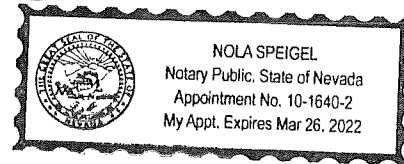


STATE OF Nevada)
COUNTY OF Carson City)

This instrument was acknowledged before me on this 11th day of September, 2019
by Amy Clemens.

Nola Speigel
Notary Public

CITY:
REVIEWED AND RECOMMENDED BY:



Dan Stucky, City Engineer Date

APPROVED FOR LEGALITY AND FORM:

Deputy District Attorney Date

APPROVED:

Robert Crowell, Mayor Date

ATTEST:

Aubrey Rowlatt, Clerk-Recorder Date

EXHIBIT "A"
LEGAL DESCRIPTION OF
PUBLIC DRAINAGE EASEMENT
& TEMPORARY CONSTRUCTION EASEMENT

A portion of Parcel 19 as shown on the Parcel Map for Sierra Country Estates Three, LLC., recorded as Document No. 300812 in the Official Records of Carson City, Nevada on June 26, 2003, a portion of Parcel 14 as shown on the Parcel Map for Sierra Country Estates Two, LLC., recorded as Document No. 300813 in the Official Records of Carson City, Nevada on June 26, 2003, and a portion of Parcels 15, and 18 as shown on the Parcel Map for Sierra Country Estates One, LLC., recorded as Document No. 300814 in the Official Records of Carson City, Nevada on June 26, 2003, situate in Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows;

PUBLIC DRAINAGE EASEMENTS:

AREA A:

COMMENCING at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE along the South line of said Parcel, North 88°54'05" West, 8.16 feet to the **POINT OF BEGINNING (P.O.B)**;

THENCE leaving said **P.O.B.**, and continuing along said line, North 88°54'05" West, 20.00 feet;

THENCE departing said line, North 01°04'51" East, 190.79 feet;

THENCE North 08°12'06" East, 7.82 feet, to a point on the Northerly line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 20.11 feet;

THENCE departing said line, South 08°12'06" West, 8.72 feet,

THENCE South 01°04'51" West, 189.55 feet, to the **POINT OF BEGINNING**.

Containing ±3,969 square feet.

See Exhibit "A-1" attached hereto and made a part thereof.

AREA B:

COMMENCING at the Northeast corner of said Parcel 14, from which the Southeast corner of Section 5 bears South $54^{\circ}40'35''$ East, 1,499.78 feet;

THENCE along the North line of said Parcel 14, North $88^{\circ}54'05''$ West, 8.16 feet to the **POINT OF BEGINNING (P.O.B.)**;

THENCE leaving said **P.O.B.**, and departing said line, South $01^{\circ}04'51''$ West, 25.85 feet,

THENCE South $01^{\circ}59'57''$ West, 173.56' to a point on the South line of said Parcel 15;

THENCE along said line, North $88^{\circ}54'05''$ West, 20.00 feet;

THENCE departing said line, North $01^{\circ}59'57''$ East 173.71 feet;

THENCE North $01^{\circ}04'51''$ East, 25.70 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South $88^{\circ}54'05''$ East, 20.00 feet, to the **POINT OF BEGINNING**.

Containing $\pm 3,988$ square feet.

See Exhibit "A-2" attached hereto and made a part thereof.

AREA C:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South $67^{\circ}38'45''$ East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the south line of said Parcel 14, North $89^{\circ}59'56''$ East, 82.43 feet;

THENCE departing said line, North $00^{\circ}47'04''$ East, 14.03 feet to a point on a non-tangent to left from which the radius point bears North $33^{\circ}13'06''$ West, a radial distance of 164.57 feet;

THENCE Northeasterly, 73.74 feet along the arc of said curve, through a central angle of $25^{\circ}40'21''$;

THENCE North $01^{\circ}59'57''$ East, 119.82 feet to a point on the North line of said Parcel 14;

THENCE along said line, South $88^{\circ}54'05''$ East, 20.00 feet;

THENCE departing said line, South 01°59'57" West, 104.02 feet;

THENCE South 88°54'05" East, 12.52 feet, to a point on the East line of Said Parcel 14;

THENCE along said line, South 01°05'55" West, 81.85 feet to the **POINT OF BEGINNING**.

Containing ±6,576 square feet.

See Exhibit "A-3" attached hereto and made a part thereof.

AREA D: PUBLIC DRAINAGE EASEMENT & TEMPORARY CONSTRUCTION EASEMENT:

BEGINNING (P.O.B.) at the Northeast corner of said Parcel 19, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, along the East line of said Parcel 19, South 01°05'55" West, 141.06 feet;

THENCE departing said East line, North 88°04'03" West, 51.33 feet;

THENCE North 00°28'08" West, 108.94 feet;

THENCE North 83°22'15" West, 28.10 feet;

THENCE North 00°47'04" East, 27.13 feet to a point on the North line said Parcel 19;

THENCE along said line, North 89°59'56" East, 82.43 feet, to the **POINT OF BEGINNING**.

Containing ±8,254 square feet.

See Exhibit "A-4" attached hereto and made a part thereof.

TEMPORARY CONSTRUCTION EASEMENTS:

AREA E:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 18, North 88°54'05"

West, 60.00 feet,

THENCE departing said line, North 01°05'55" East, 199.12 feet, to a point on the North line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 60.01 feet, to the Northwest corner of said Parcel 18;

THENCE along the East line of said Parcel 18, South 01°05'55" West, 198.09 feet, to the **POINT OF BEGINNING**.

Containing ±11,916 square feet.

See Exhibit "A-5" attached hereto and made a part thereof.

AREA F:

BEGINNING (P.O.B.) at the Northwest corner of said Parcel 15, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the East boundary of said Parcel 15, South 01°05'55" West, 199.39 feet, to the Southeast corner of said Parcel 15;

THENCE along the South line of said Parcel 15, North 88°54'05" West, 60.00 feet;

THENCE departing said line, North 01°05'55" East, 199.39 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South 88°54'05" East, 60.00 feet, to the **POINT OF BEGINNING**.

Containing ±11,963 square feet.

See Exhibit "A-6" attached hereto and made a part thereof.

AREA G:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 14, South 89°59'56" West, 82.43 feet;

THENCE departing said line, North 00°47'04" East, 79.62 feet, to the beginning of a non-

tangent curve to the left, from which the radius bears North 52°09'06" West, a radial distance of 115.00 feet;

THENCE along the arc of said curve, 73.76 feet, through a central angle of 36°44'59";

THENCE North 01°05'55" East, 39.01 feet, to a point on the North line of said Parcel 14;

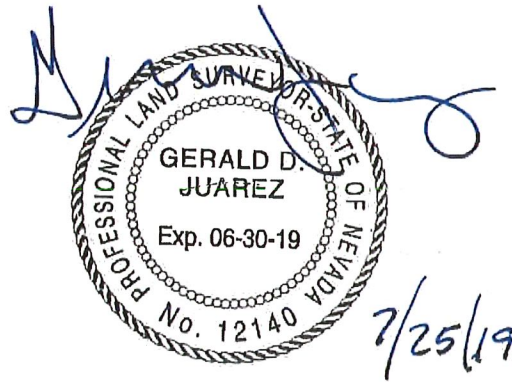
THENCE along said line, South 88°54'05" East, 60.00 feet, to the Northeast corner of said Parcel 14;

THENCE along the East line of said Parcel 14, South 01°05'55" West, 185.86 feet, to the **POINT OF BEGINNING.**

Containing ±13,485 square feet.

See Exhibit "A-7" attached hereto and made a part thereof.

Prepared by:
Manhard Consulting Ltd
241 Ridge Street, Suite 400
Reno, NV 89501

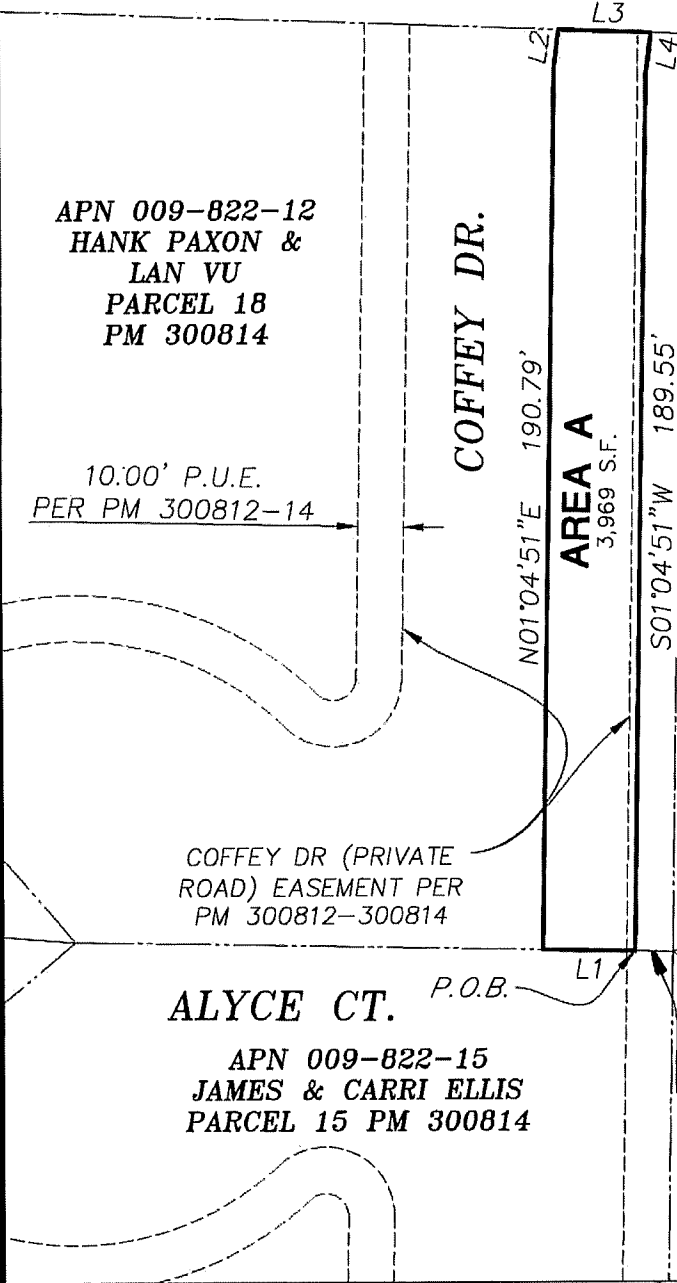


Gerald D. Juarez, P.L.S.
Nevada Certificate No. 12140

EXHIBIT "A-1"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR.

APN 009-322-01
CRAIG & SHARI
WOODING



LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°54'05"E	20.00'
L2	N08°12'06"E	7.82'
L3	S87°55'16"E	20.11'
L4	S08°12'06"W	8.72'

BASIS OF BEARINGS

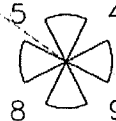
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS "HILL" AND 230103L, USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT

P.O.C.

S54°40'35"E
1,499.78'
N88°54'05"W
8.16'



SCHULZ RANCH

CARSON CITY

PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 6/3/19
SCALE: 1"=40'



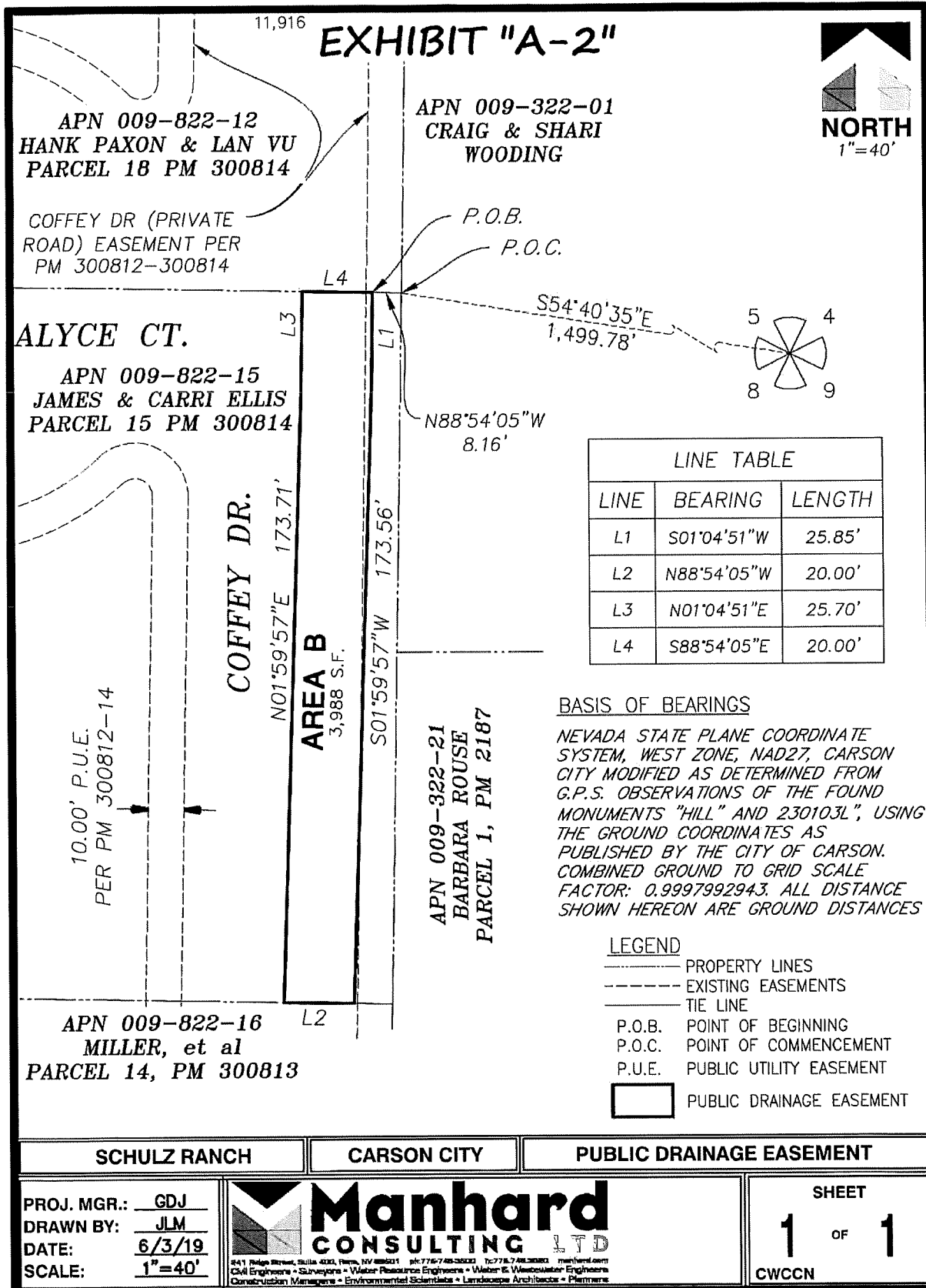
Manhard
CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-9999 fx: 775-746-3080 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET

1 OF 1

CWCCN



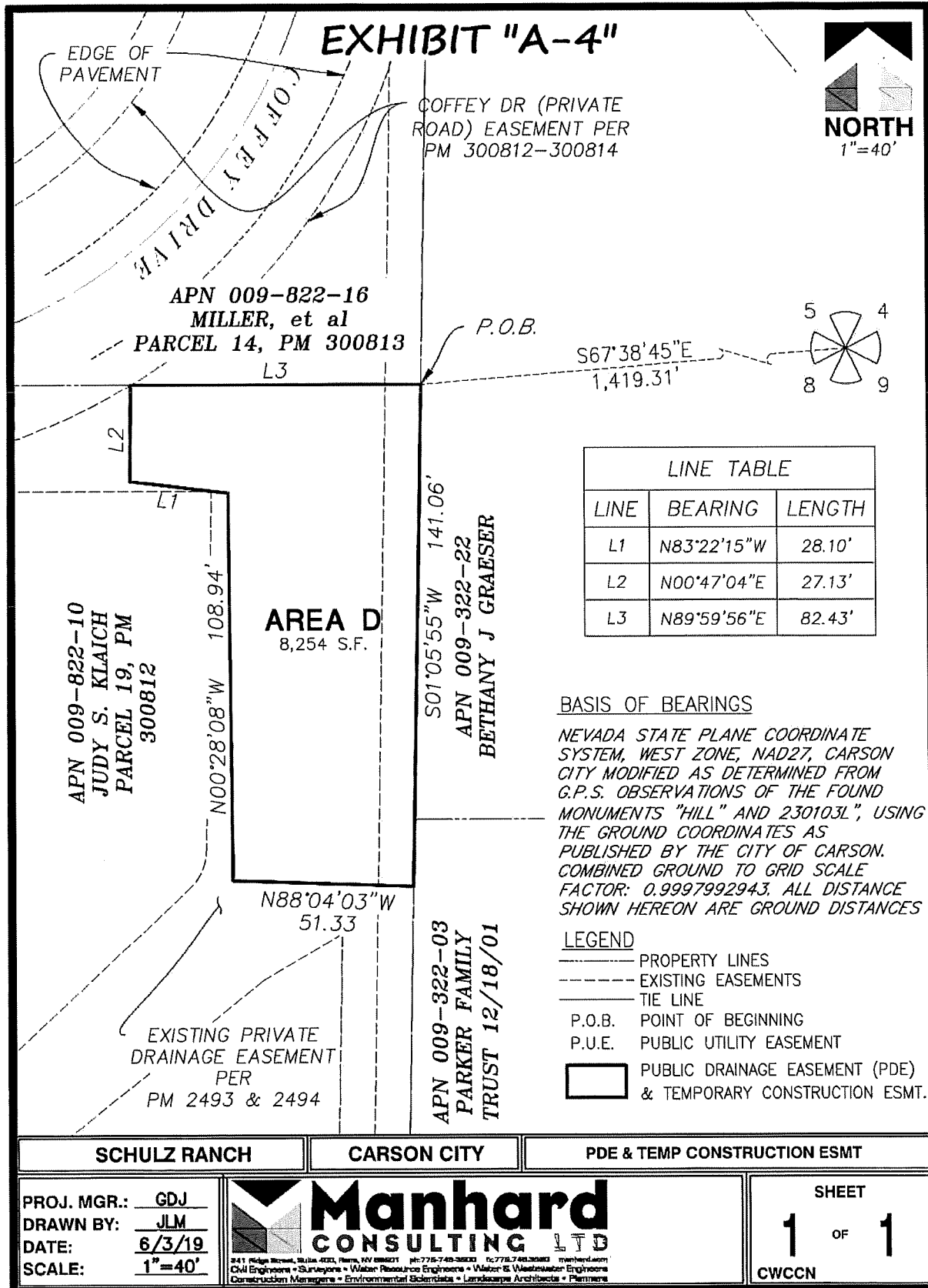


EXHIBIT "A-5"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR. 60.01
S87°55'16"E

APN 009-322-01
CRAIG & SHARI
WOODING



APN 009-822-12
HANK PAXON &
LAN VU
PARCEL 18
PM 300814

COFFEY DR.

10.00' P.U.E.
PER PM 300812-14

N01°05'55"E 199.12'

S01°05'55"W 198.09'

AREA E
11,916 S.F.

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 230103L", 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ESMT.

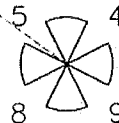
COFFEY DR (PRIVATE ROAD) EASEMENT PER PM 300812-300814

P.O.B.

ALYCE CT. N88°54'05"W 60.00

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

S54°40'35"E
1,499.78'



SCHULZ RANCH

CARSON CITY

TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 11/14/18
SCALE: 1"=40'

Manhard
CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3800 fax: 775-748-3802 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF 1
CWCCN

EXHIBIT "A-6"



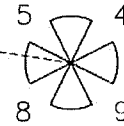
APN 009-822-12
HANK PAXON & LAN VU
PARCEL 18 PM 300814

APN 009-322-01
CRAIG & SHARI
WOODING

COFFEY DR (PRIVATE
ROAD) EASEMENT PER 60.00
PM 300812-300814 S88°54'05"E

P.O.B.

S54°40'35"E
1,499.78'



ALYCE CT.

COFFEY DR.

AREA F
11,963 S.F.

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

N01°05'55"E 199.39'

S01°05'55"W 199.39'

APN 009-322-21
BARBARA ROUSE
PARCEL 1, PM 2187

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 230103L, 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TEMP. CONSTRUCTION ESMT

60.00
N88°54'05"W

APN 009-822-16
MILLER, et al
PARCEL 14, PM 300813

SCHULZ RANCH CARSON CITY TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 11/14/18
SCALE: 1"=40'

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3900 fax: 775-746-3900 member.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF 1
CWCCN

EXHIBIT "A-7"

APN 009-322-21
BARBARA ROUSE
PARCEL 1, PM 2187



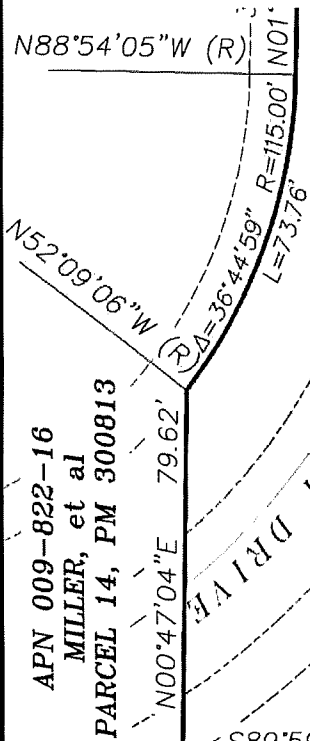
10.00' P.U.E.
PER PM 300812-14

COFFEY DR (PRIVATE ROAD) EASEMENT PER PM 300812-300814

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

APN 009-822-16 54'05"E
MILLER et al 0.00
PARCEL 14, P, 300813

AREA G
13,485 S.F.



BASIS OF BEARINGS

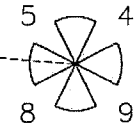
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS "HILL" AND 230103L, USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES

LEGEND

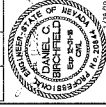
- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- TEMP. CONSTRUCTION ESMT.

APN 009-322-22
BETHANY J GRAESER

S67°38'45"E 1,419.31'



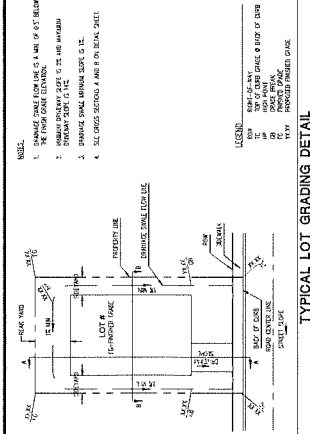
SCHULZ RANCH	CARSON CITY	TEMP. CONSTRUCTION EASEMENT
PROJ. MGR.: GDJ DRAWN BY: JLM DATE: 11/14/18 SCALE: 1"=40'	 Manhard CONSULTING LTD <small>241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-749-3600 fx: 775-744-3000 manhard.com</small> <small>Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers</small> <small>Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	SHEET 1 OF 1 CWCCN



SCHULZ RANCH PHASE 3 - MASS GRADING
CARSON CITY, NEVADA
GRADING PLAN



NO.	DATE	DESCRIPTION
1	10/15/17	ISSUED FOR PERMITS
2	10/15/17	ISSUED FOR PERMITS
3	10/15/17	ISSUED FOR PERMITS
4	10/15/17	ISSUED FOR PERMITS
5	10/15/17	ISSUED FOR PERMITS
6	10/15/17	ISSUED FOR PERMITS
7	10/15/17	ISSUED FOR PERMITS
8	10/15/17	ISSUED FOR PERMITS
9	10/15/17	ISSUED FOR PERMITS
10	10/15/17	ISSUED FOR PERMITS



GENERAL NOTES:

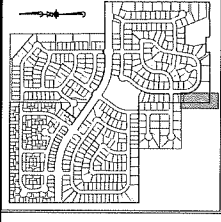
- SEE SHEET 17-01 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-02 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-03 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-04 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-05 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-06 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-07 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-08 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-09 FOR ALL EXISTING UTILITIES.
- SEE SHEET 17-10 FOR ALL EXISTING UTILITIES.

NOTES:

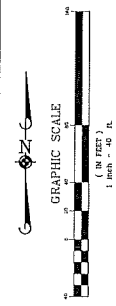
- REVISIONS SHALL BE MADE AS A PART OF THE GRADING PLAN.
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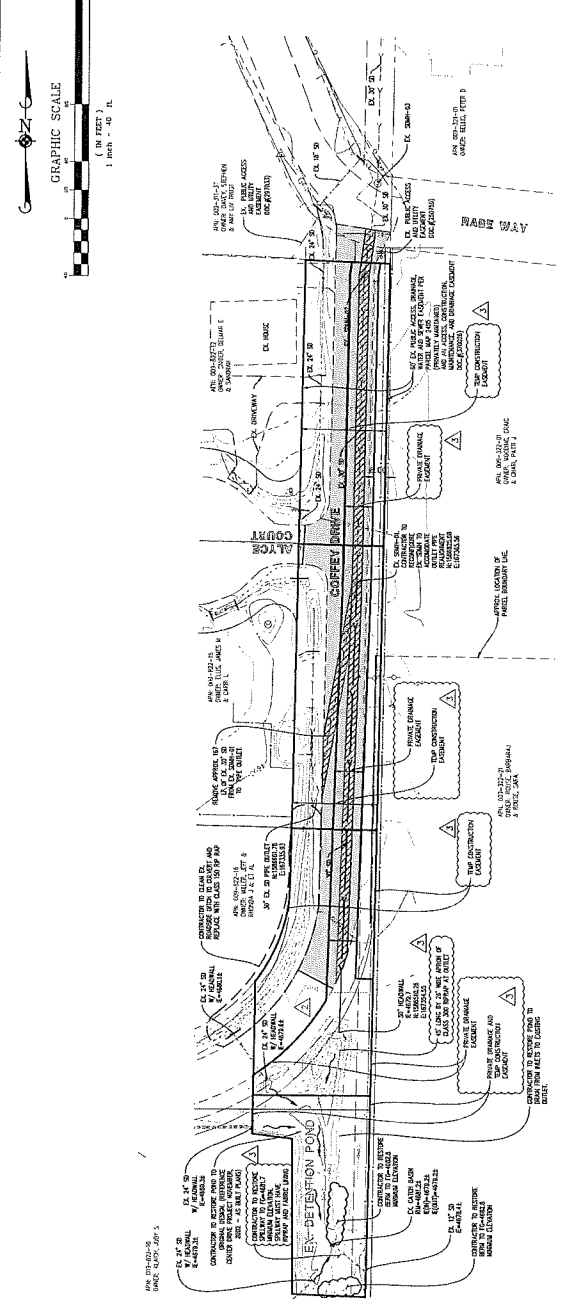
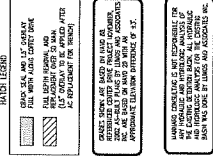
NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/23/14
2	REVISED TO REFLECT COMMENTS	11/10/14
3	REVISED TO REFLECT COMMENTS	11/10/14
4	REVISED TO REFLECT COMMENTS	11/10/14
5	REVISED TO REFLECT COMMENTS	11/10/14
6	REVISED TO REFLECT COMMENTS	11/10/14
7	REVISED TO REFLECT COMMENTS	11/10/14
8	REVISED TO REFLECT COMMENTS	11/10/14
9	REVISED TO REFLECT COMMENTS	11/10/14
10	REVISED TO REFLECT COMMENTS	11/10/14



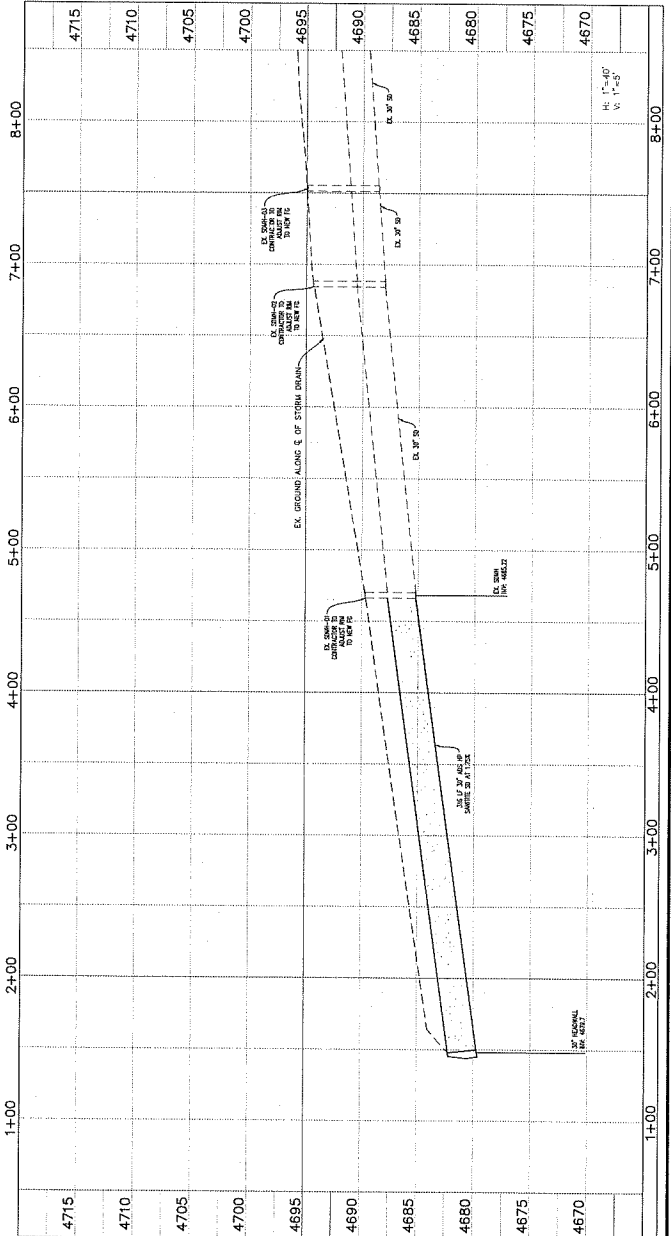
Call before you dig
 1-800-4-A-DIG
 1-800-427-4647
 www.callbeforeyoudig.com



GENERAL NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING, PROPOSED, AND NEW LOTS, RECORDS, RECORDS AND NOTES AT THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. ANY OBSTRUCTIONS TO ACCESS SHALL BE REMOVED IMMEDIATELY UPON NOTICE.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 1. THE CONTRACTOR SHALL VERIFY ALL EXISTING, PROPOSED, AND NEW LOTS, RECORDS, RECORDS AND NOTES AT THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



OFFSITE STORM DRAIN



4715
 4710
 4705
 4700
 4695
 4690
 4685
 4680
 4675
 4670
 8+00
 7+00
 6+00
 5+00
 4+00
 3+00
 2+00
 1+00

NO.	REVISION	DATE	DRAWN	SECTION
1	DATE STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	7/2/09	LSM	SECTION B-B
2	DATE STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	7/2/09	LSM	SECTION A-A
3	DATE STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	7/2/09	LSM	SECTION C-C
4	DATE STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	7/2/09	LSM	SECTION D-D



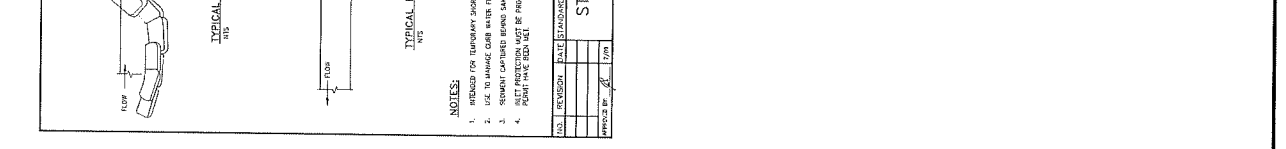
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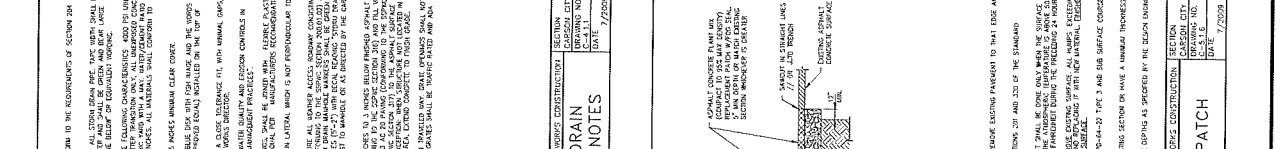
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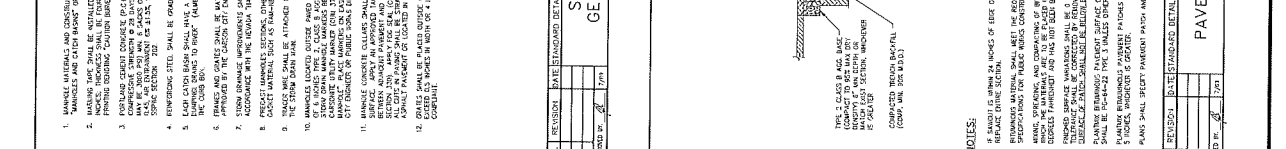
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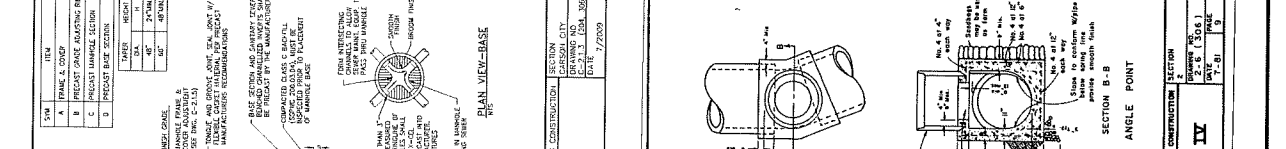
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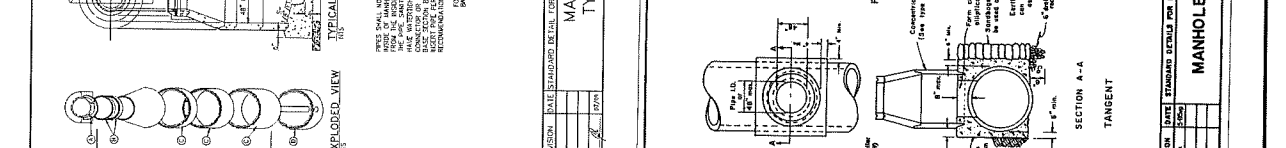
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APN 009-822-16
Address: 902 Coffey Drive, Carson City, Nevada 89701

AFTER RECORDING RETURN TO:
STEPHANIE HICKS, REAL PROPERTY MANAGER
CARSON CITY PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NEVADA 89701

EASEMENT DEED

THIS DEED, made this ____ day of _____, 2019, by JEFF MILLER, RHONDA MILLER, PATRICIA G. COOKE, and JOHN BENKERT, as their interest appears of record, ("HOMEOWNERS") and by the SOUTH MEADOWS ESTATES, as its interest appears of record, ("ASSOCIATION") (collectively called "GRANTORS"), and granted to CARSON CITY, NEVADA, a CONSOLIDATED MUNICIPALITY ("CITY").

WITNESSETH:

GRANTORS, hereby grant to the CITY, for those purposes as contained in Chapter 271 of the Nevada Revised Statutes, a permanent drainage easement, including for access and maintenance of associated improvements upon, under, over and across certain real property to the CITY; said easement is shown and more fully described in Exhibit "A", Area C, attached hereto and made a part hereof.

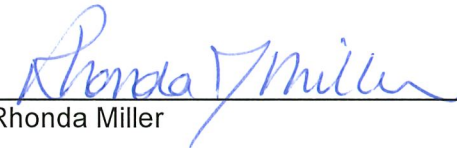
Said drainage easement includes access and maintenance of the existing detention pond and the proposed drainage pipe serving the Schulz Ranch Development. The CITY's maintenance responsibilities do not extend to the existing ditches, culverts or other drainage features within the South Meadows Estates, which remain the responsibility of the respective HOMEOWNERS or ASSOCIATION as applicable.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said CITY and to any heirs, successors and assigns forever.


IN WITNESS WHEREOF said GRANTORS have hereunto signed on the day and year first above written.




Jeff Miller



Rhonda Miller



Patricia G. Cooke



John Benkert

STATE OF Nevada)
COUNTY OF Carson City)

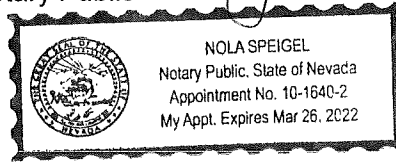
APN 009-822-16

Address: 902 Coffey Drive, Carson City, Nevada 89701

This instrument was acknowledged before me on this 11th day of September, 2019
by JEFF miller.

Rhonda miller
Patricia G COKE
John BERKERT

Nola Speigel
Notary Public

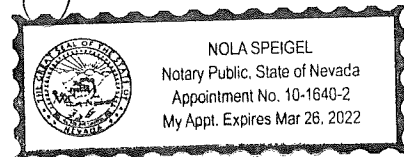


Amy Clemens
Amy Clemens
President of South Meadows Estates

STATE OF Nevada)
COUNTY OF Carson City)

This instrument was acknowledged before me on this 11th day of September, 2019
by Amy Clemens.

Nola Speigel
Notary Public



CITY:
REVIEWED AND RECOMMENDED BY:

Dan Stucky, City Engineer Date

APPROVED FOR LEGALITY AND FORM:

Deputy District Attorney Date

APPROVED:

Robert Crowell, Mayor Date

APN 009-822-16

Address: 902 Coffey Drive, Carson City, Nevada 89701

ATTEST:

Aubrey Rowlatt, Clerk-Recorder

Date

EXHIBIT "A"

**LEGAL DESCRIPTION OF
PUBLIC DRAINAGE EASEMENT
& TEMPORARY CONSTRUCTION EASEMENT**

A portion of Parcel 19 as shown on the Parcel Map for Sierra Country Estates Three, LLC., recorded as Document No. 300812 in the Official Records of Carson City, Nevada on June 26, 2003, a portion of Parcel 14 as shown on the Parcel Map for Sierra Country Estates Two, LLC., recorded as Document No. 300813 in the Official Records of Carson City, Nevada on June 26, 2003, and a portion of Parcels 15, and 18 as shown on the Parcel Map for Sierra Country Estates One, LLC., recorded as Document No. 300814 in the Official Records of Carson City, Nevada on June 26, 2003, situate in Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows;

PUBLIC DRAINAGE EASEMENTS:

AREA A:

COMMENCING at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE along the South line of said Parcel, North 88°54'05" West, 8.16 feet to the **POINT OF BEGINNING (P.O.B)**;

THENCE leaving said **P.O.B.**, and continuing along said line, North 88°54'05" West, 20.00 feet;

THENCE departing said line, North 01°04'51" East, 190.79 feet;

THENCE North 08°12'06" East, 7.82 feet, to a point on the Northerly line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 20.11 feet;

THENCE departing said line, South 08°12'06" West, 8.72 feet,

THENCE South 01°04'51" West, 189.55 feet, to the **POINT OF BEGINNING.**

Containing ±3,969 square feet.

See Exhibit "A-1" attached hereto and made a part thereof.

AREA B:

COMMENCING at the Northeast corner of said Parcel 14, from which the Southeast corner of Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE along the North line of said Parcel 14, North 88°54'05" West, 8.16 feet to the **POINT OF BEGINNING (P.O.B.)**;

THENCE leaving said **P.O.B.**, and departing said line, South 01°04'51" West, 25.85 feet,

THENCE South 01°59'57" West, 173.56' to a point on the South line of said Parcel 15;

THENCE along said line, North 88°54'05" West, 20.00 feet;

THENCE departing said line, North 01°59'57" East 173.71 feet;

THENCE North 01°04'51" East, 25.70 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South 88°54'05" East, 20.00 feet, to the **POINT OF BEGINNING**.

Containing ±3,988 square feet.

See Exhibit "A-2" attached hereto and made a part thereof.

AREA C:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the south line of said Parcel 14, North 89°59'56" East, 82.43 feet;

THENCE departing said line, North 00°47'04" East, 14.03 feet to a point on a non-tangent to left from which the radius point bears North 33°13'06" West, a radial distance of 164.57 feet;

THENCE Northeasterly, 73.74 feet along the arc of said curve, through a central angle of 25°40'21";

THENCE North 01°59'57" East, 119.82 feet to a point on the North line of said Parcel 14;

THENCE along said line, South 88°54'05" East, 20.00 feet;

THENCE departing said line, South 01°59'57" West, 104.02 feet;

THENCE South 88°54'05" East, 12.52 feet, to a point on the East line of Said Parcel 14;

THENCE along said line, South 01°05'55" West, 81.85 feet to the **POINT OF BEGINNING**.

Containing ±6,576 square feet.

See Exhibit "A-3" attached hereto and made a part thereof.

AREA D: PUBLIC DRAINAGE EASEMENT & TEMPORARY CONSTRUCTION EASEMENT:

BEGINNING (P.O.B.) at the Northeast corner of said Parcel 19, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, along the East line of said Parcel 19, South 01°05'55" West, 141.06 feet;

THENCE departing said East line, North 88°04'03" West, 51.33 feet;

THENCE North 00°28'08" West, 108.94 feet;

THENCE North 83°22'15" West, 28.10 feet;

THENCE North 00°47'04" East, 27.13 feet to a point on the North line said Parcel 19;

THENCE along said line, North 89°59'56" East, 82.43 feet, to the **POINT OF BEGINNING**.

Containing ±8,254 square feet.

See Exhibit "A-4" attached hereto and made a part thereof.

TEMPORARY CONSTRUCTION EASEMENTS:

AREA E:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 18, North 88°54'05"

West, 60.00 feet,

THENCE departing said line, North 01°05'55" East, 199.12 feet, to a point on the North line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 60.01 feet, to the Northwest corner of said Parcel 18;

THENCE along the East line of said Parcel 18, South 01°05'55" West, 198.09 feet, to the **POINT OF BEGINNING**.

Containing ±11,916 square feet.

See Exhibit "A-5" attached hereto and made a part thereof.

AREA F:

BEGINNING (P.O.B.) at the Northwest corner of said Parcel 15, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the East boundary of said Parcel 15, South 01°05'55" West, 199.39 feet, to the Southeast corner of said Parcel 15;

THENCE along the South line of said Parcel 15, North 88°54'05" West, 60.00 feet;

THENCE departing said line, North 01°05'55" East, 199.39 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South 88°54'05" East, 60.00 feet, to the **POINT OF BEGINNING**.

Containing ±11,963 square feet.

See Exhibit "A-6" attached hereto and made a part thereof.

AREA G:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 14, South 89°59'56" West, 82.43 feet;

THENCE departing said line, North 00°47'04" East, 79.62 feet, to the beginning of a non-

tangent curve to the left, from which the radius bears North 52°09'06" West, a radial distance of 115.00 feet;

THENCE along the arc of said curve, 73.76 feet, through a central angle of 36°44'59";

THENCE North 01°05'55" East, 39.01 feet, to a point on the North line of said Parcel 14;

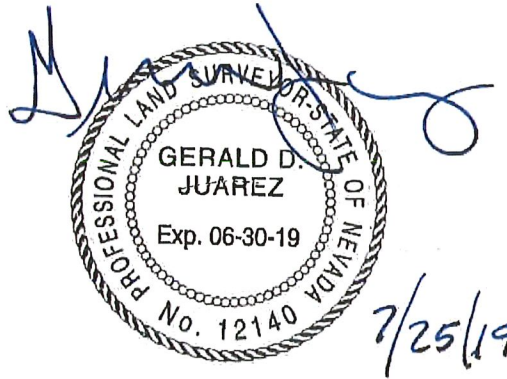
THENCE along said line, South 88°54'05" East, 60.00 feet, to the Northeast corner of said Parcel 14;

THENCE along the East line of said Parcel 14, South 01°05'55" West, 185.86 feet, to the **POINT OF BEGINNING.**

Containing ±13,485 square feet.

See Exhibit "A-7" attached hereto and made a part thereof.

Prepared by:
Manhard Consulting Ltd
241 Ridge Street, Suite 400
Reno, NV 89501



Gerald D. Juarez, P.L.S.
Nevada Certificate No. 12140

EXHIBIT "A-1"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR.

APN 009-322-01
CRAIG & SHARI
WOODING



APN 009-822-12
HANK PAXON &
LAN VU
PARCEL 18
PM 300814

10.00' P.U.E.
PER PM 300812-14

COFFEY DR.

AREA A
3,969 S.F.

COFFEY DR (PRIVATE
ROAD) EASEMENT PER
PM 300812-300814

ALYCE CT.

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°54'05"E	20.00'
L2	N08°12'06"E	7.82'
L3	S87°55'16"E	20.11'
L4	S08°12'06"W	8.72'

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 230103L", 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

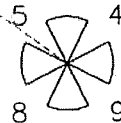
LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT

P.O.C.

S54°40'35"E
1,499.78'

N88°54'05"W
8.16'



SCHULZ RANCH

CARSON CITY

PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 6/3/19
SCALE: 1"=40'



Manhard
CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3900 fx: 775-748-3380 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET

1 OF 1

CWCCN

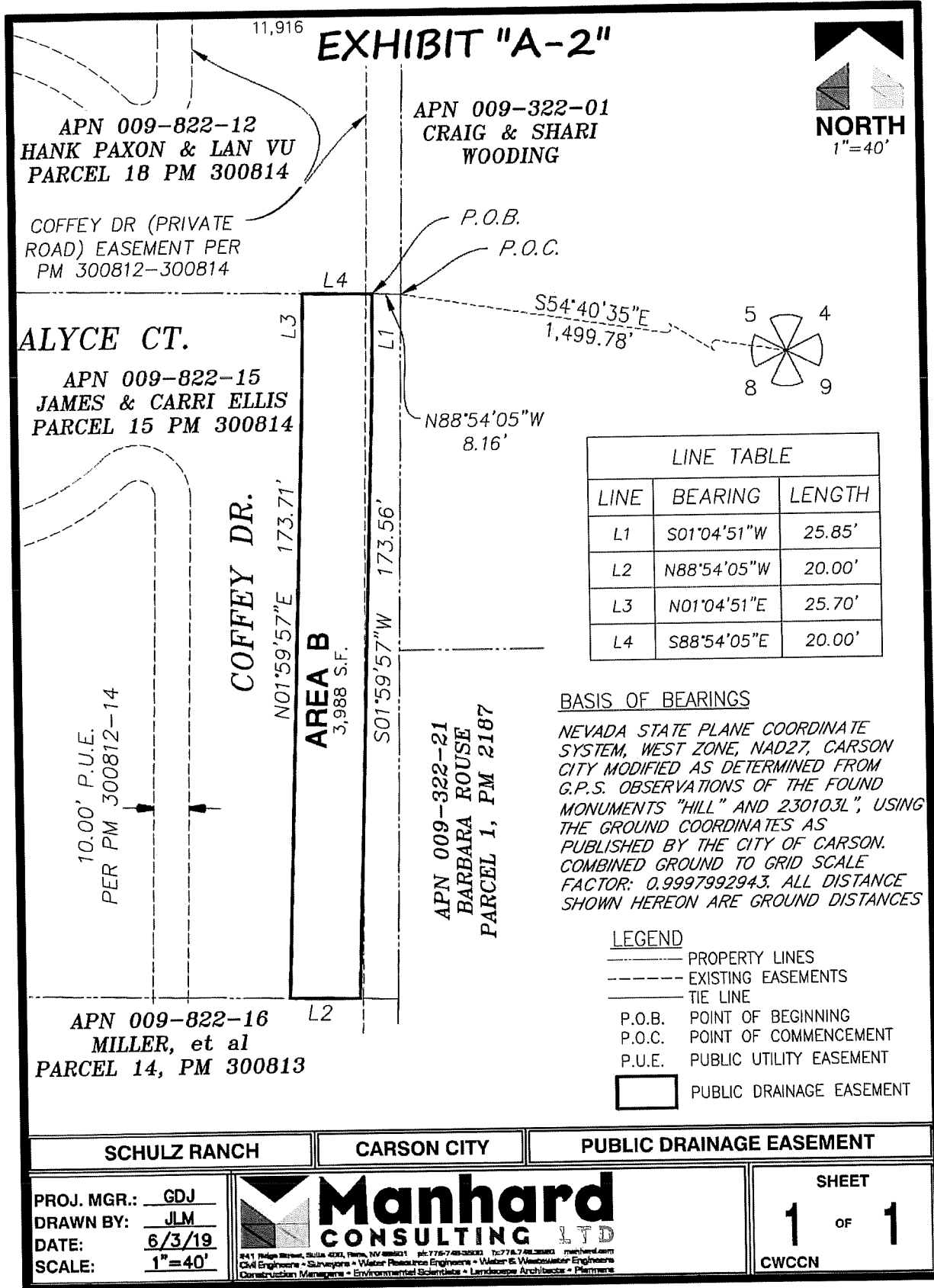


EXHIBIT "A-3"

APN 009-322-21
 BARBARA ROUSE
 PARCEL 1, PM 2187



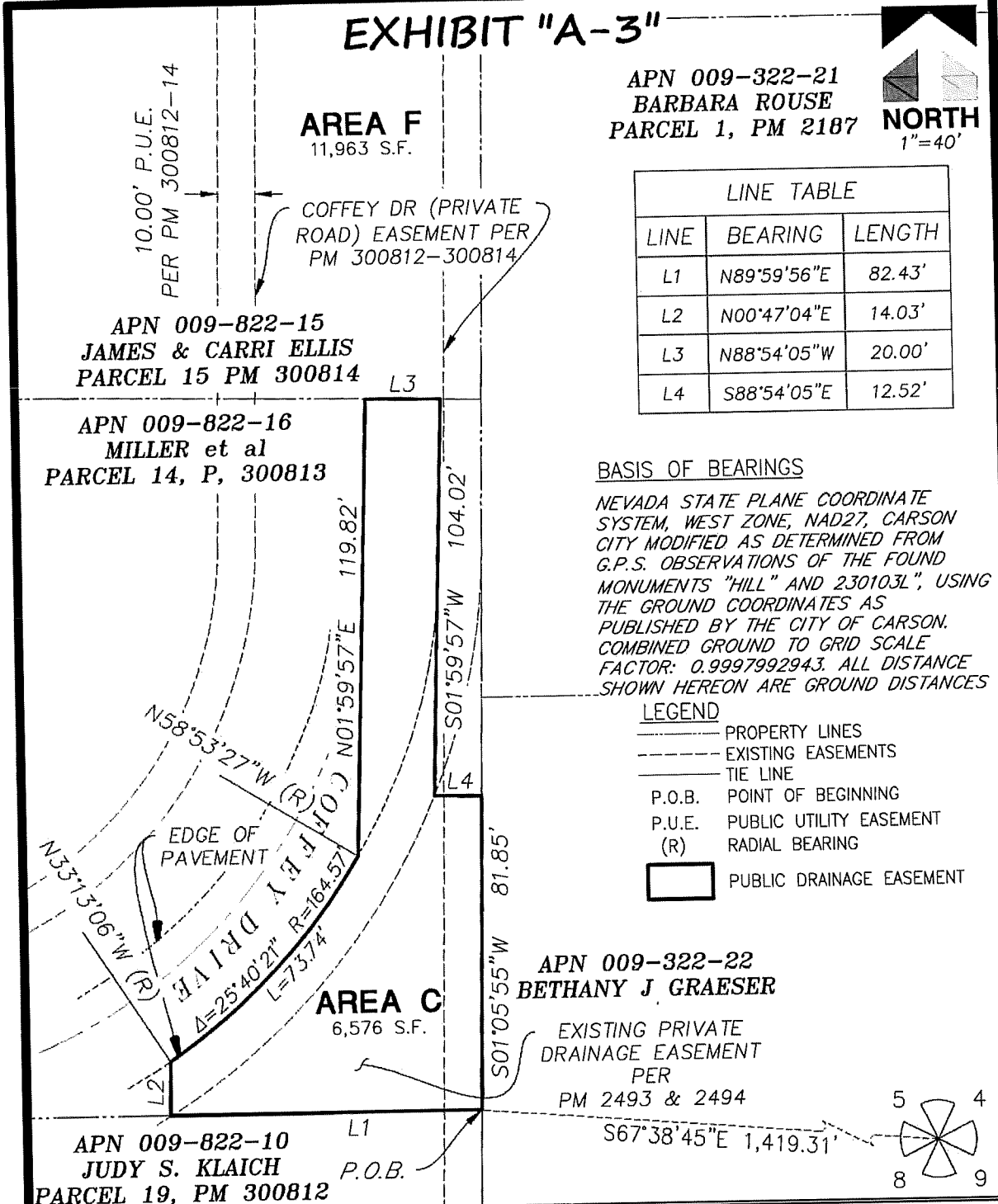
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'56"E	82.43'
L2	N00°47'04"E	14.03'
L3	N88°54'05"W	20.00'
L4	S88°54'05"E	12.52'

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 230103L, 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- PUBLIC DRAINAGE EASEMENT



SCHULZ RANCH CARSON CITY PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 6/3/19
 SCALE: 1"=40'

2411 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-3800 fx: 775-746-3880 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
 CWCCN

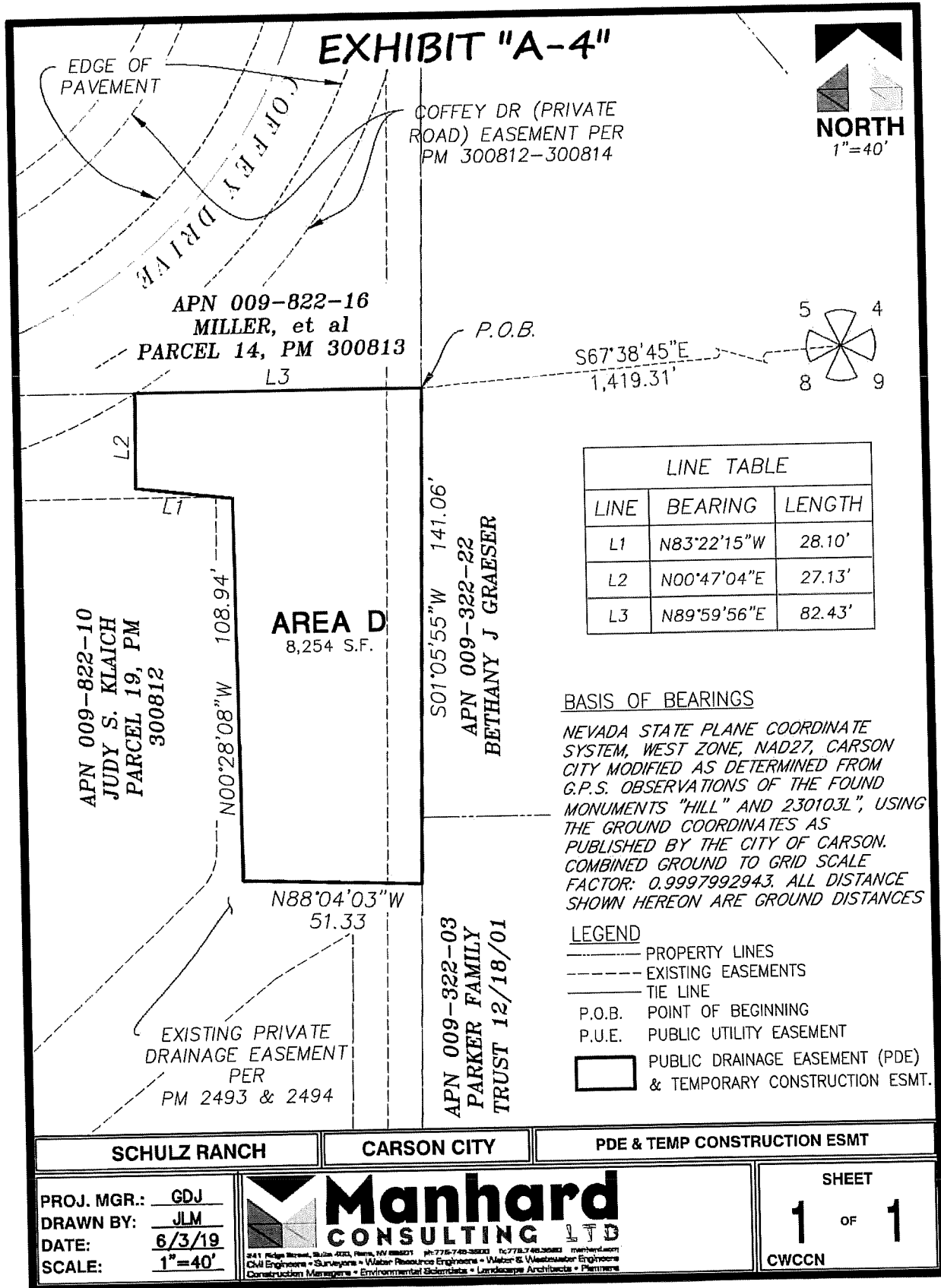


EXHIBIT "A-5"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR. 60.01

APN 009-322-01
CRAIG & SHARI
WOODING



APN 009-822-12
HANK PAXON &
LAN VU
PARCEL 18
PM 300814

COFFEY DR.

10.00' P.U.E.
PER PM 300812-14

N01°05'55"E 199.12'

S01°05'55"W 198.09'

AREA E
11,916 S.F.

COFFEY DR (PRIVATE
ROAD) EASEMENT PER
PM 300812-300814

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 230103L", 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ESMT.

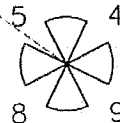
ALYCE CT.

N88°54'05"W
60.00

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

P.O.B.

S54°40'35"E
1,499.78'



SCHULZ RANCH

CARSON CITY

TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 11/14/18
SCALE: 1"=40'



Manhard CONSULTING LTD

841 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3600 te:775-748-3688 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET

1 OF 1

CWCCN

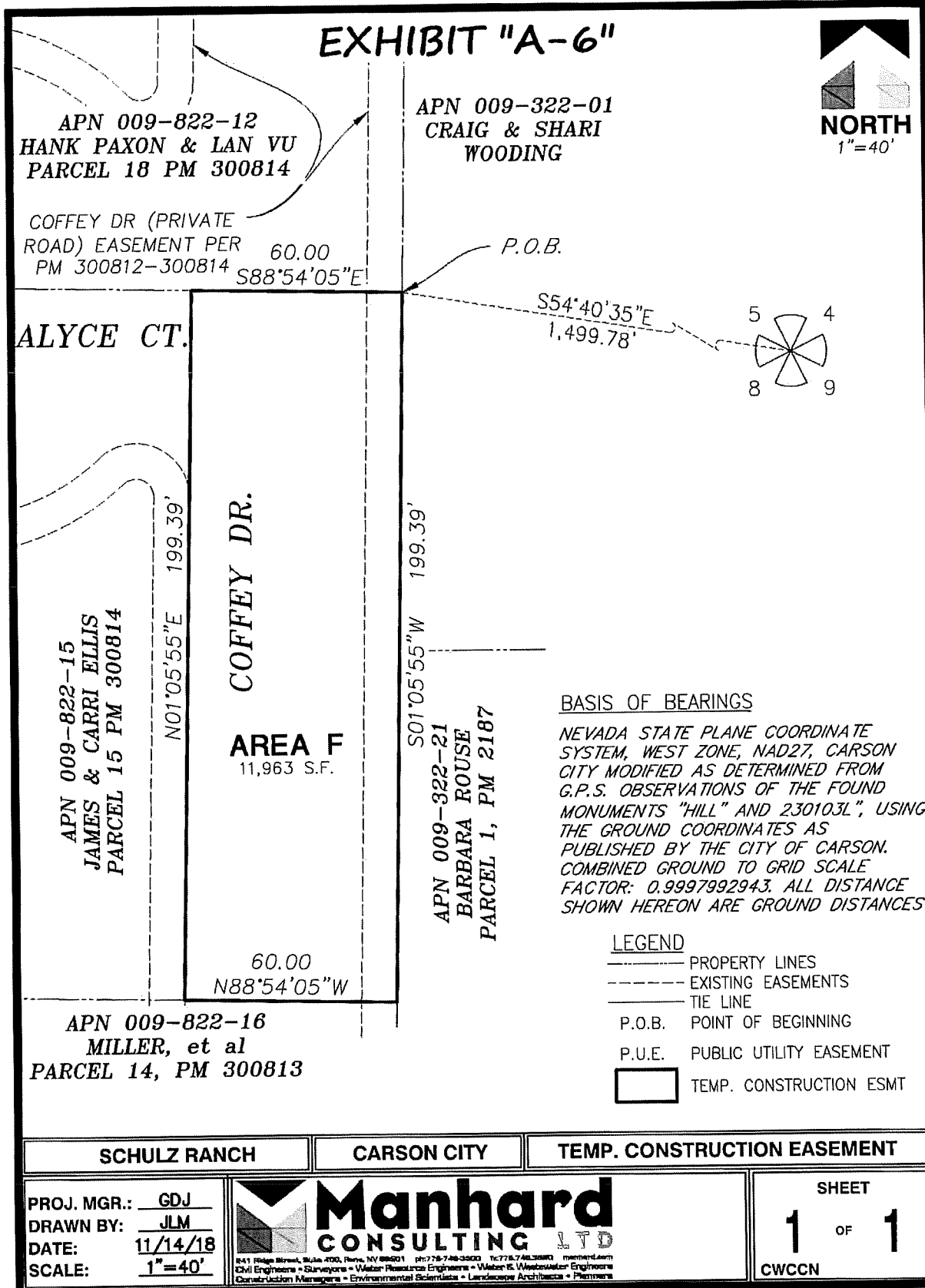


EXHIBIT "A-7"

APN 009-322-21
BARBARA ROUSE
PARCEL 1, PM 2187



10.00' P.U.E.
PER PM 300812-14

COFFEY DR (PRIVATE ROAD) EASEMENT PER PM 300812-300814.

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

APN 009-822-16 54'05"E
MILLER et al 0.00
PARCEL 14, P, 300813

AREA G
13,485 S.F.

N88°54'05"W (R)

N01°

EDGE OF PAVEMENT

N52°09'06"W

R=115.00' N01°
L=73.76'
R=36°44'59"

APN 009-822-16
MILLER, et al
PARCEL 14, PM 300813

N00°47'04"E 79.62'

COFFEY DRIVE

S89°59'56"W 82.43'

APN 009-822-10
JUDY S. KLAICH P.O.B.
PARCEL 19, PM 300812

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 230103L", 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

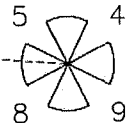
LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- TEMP. CONSTRUCTION ESMT.

185.86'
S01°05'55"W

APN 009-322-22
BETHANY J GRAESER

S67°38'45"E 1,419.31'



SCHULZ RANCH

CARSON CITY

TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 11/14/18
SCALE: 1"=40'

Manhard CONSULTING LTD
 1211 Bridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3580 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF 1
CWCCN

G2 of 7



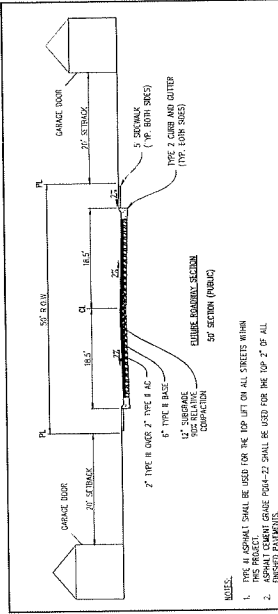
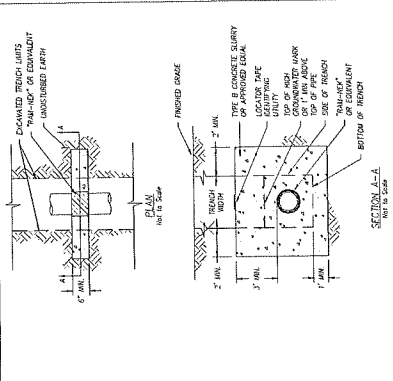
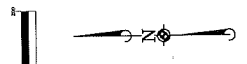
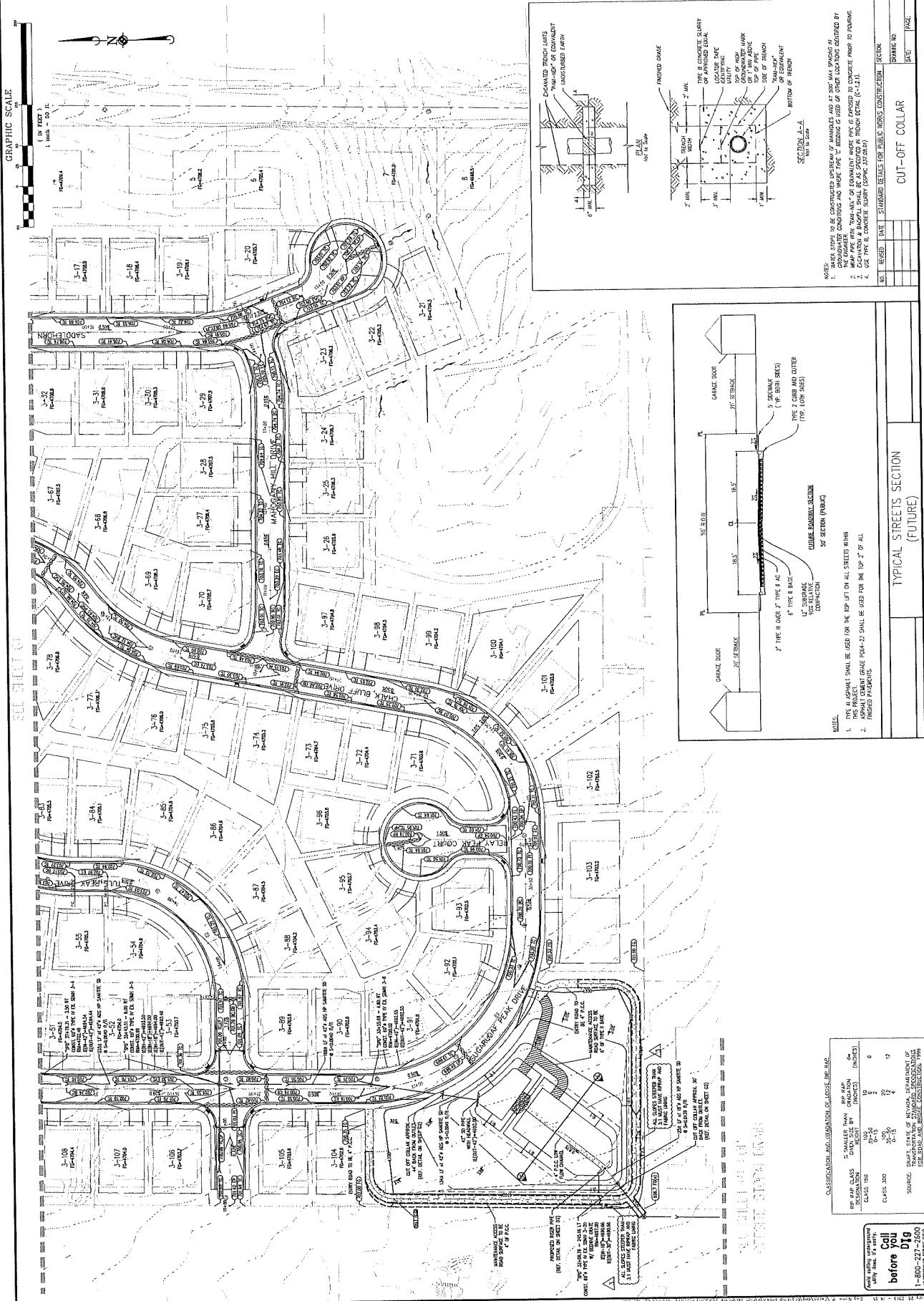
SCHULZ RANCH PHASE 3 - MASS GRADING

CARSON CITY, NEVADA

GRADING PLAN



NO.	REVISION	DATE	BY	CHK
1	ISSUE FOR PERMITS	01/17/2017	JLR	WJL
2	REVISED PER CARSON CITY COMMENTS	02/07/2017	JLR	WJL
3	REVISED PER CARSON CITY COMMENTS	02/07/2017	JLR	WJL



- NOTES:**
1. THIS PLAN SHALL BE CONSIDERED VALID FOR PERMITS ONLY. ANY OTHER PERMITS OBTAINED BY THE OWNER SHALL BE THE RESPONSIBILITY OF THE OWNER. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT WITHOUT THE WRITTEN APPROVAL OF MANHARD CONSULTING.
 2. EXCAVATION AND BACKFILL SHALL BE AS SPECIFIED IN MICHARD DETAIL (C-2.11).
 3. USE TYPE II CONCRETE SLURRY (SOPIC 5000) FOR FINISH.

- NOTES:**
1. TYPE II ASPHALT SHALL BE USED FOR THE TOP LIFT ON ALL STREETS WITHIN THIS PROJECT. THIS PROJECT SHALL BE USED FOR THE TOP 2" OF ALL FINISHED PAVEDWAYS.
 2. FINISHED PAVEDWAYS.

TYPICAL STREETS SECTION (FUTURE)

CLASSIFICATION AND DETERMINATION OF LOSS (PER PAR. 5. CHARTER) (MIN. 100' X 100')

PERMITS CLASS	CLASSIFICATION	LOSS (DOLLARS)
CLASS 150	150-250	100
CLASS 200	250-500	200
CLASS 300	500-1000	400
CLASS 400	1000-2500	800
CLASS 500	2500-5000	1600
CLASS 600	5000-10000	3200

SOURCE: STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY, DIVISION OF TRANSPORTATION AND PUBLIC SAFETY, TRANSPORTATION AND PUBLIC SAFETY, DIVISION OF TRANSPORTATION AND PUBLIC SAFETY, DIVISION OF TRANSPORTATION AND PUBLIC SAFETY.

Call before you dig

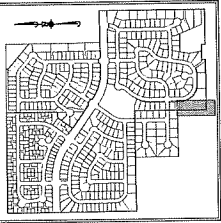
1-800-427-2500



SCHULZ RANCH PHASE 3 - MASS GRADING
 CARSON CITY, NEVADA
 OFFSITE STORM DRAIN

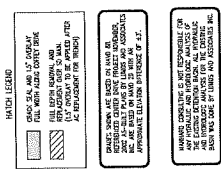


DATE	REVISION	BY	CHK
05/27/18	ISSUE FOR PERMITTING	DM	DM
05/27/18	REVISION TO OFFSITE STORM DRAIN PER IGA	DM	DM

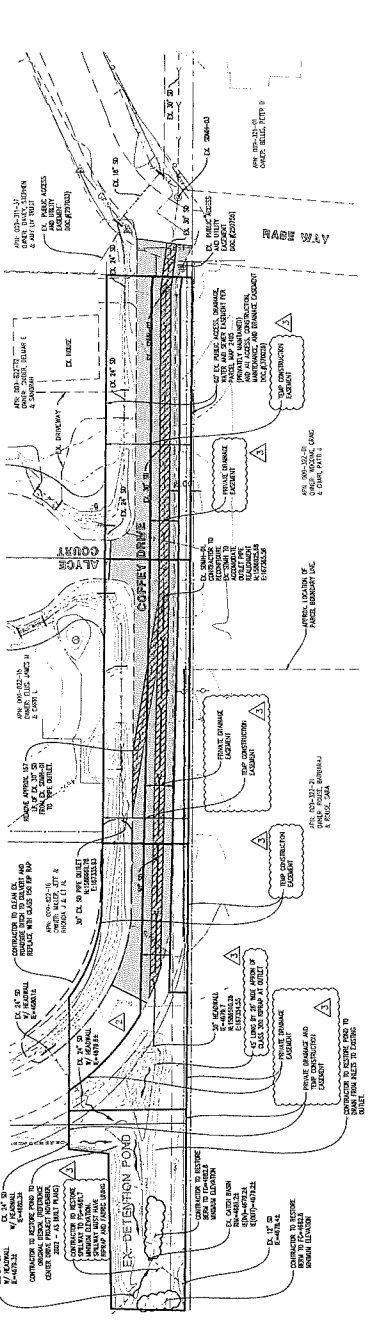
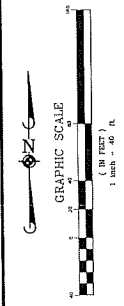


GENERAL NOTES:

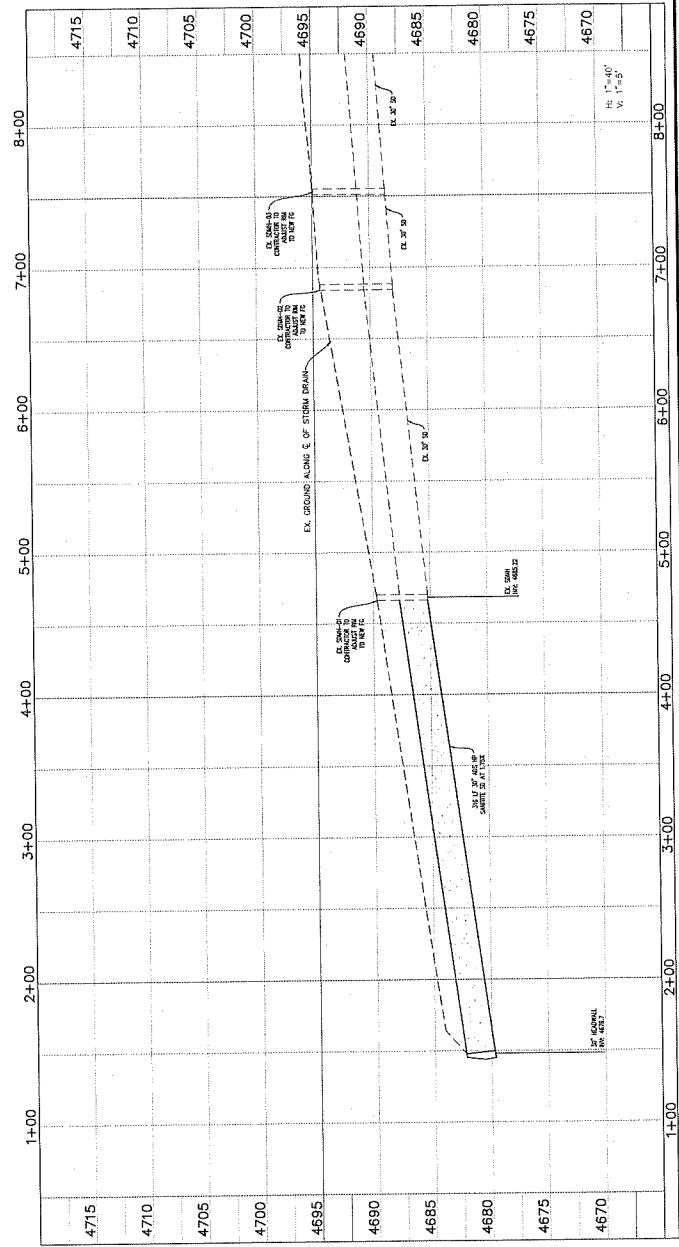
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, LOT LINES, EASEMENTS, ENCUMBRANCES AND RECORD PLANS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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Call out before Dig
 1-505-277-1100
 MANHARD ARCHITECTS



OFFSITE STORM DRAIN



MANHARD ARCHITECTS
 1700 W. WYOMING ST. SUITE 100
 LAS VEGAS, NV 89102
 TEL: 702.735.1100
 FAX: 702.735.1101
 WWW.MANHARD.COM

SCHULZ RANCH PHASE 3 - MASS GRADING
 CARSON CITY, NEVADA

CONSTRUCTION DETAILS

DATE: 07/16/2013
 DRAWN BY: JLD
 CHECKED BY: JLD
 SHEET: D2 OF 7

Manhard CONSULTING
 1477 E. 10th Street, Suite 100, Carson City, NV 89401
 775-774-6300
 Environmental Services • Landscaping Architecture • Planning

NO.	DATE	DESCRIPTION
1	07/16/2013	ISSUED FOR PERMITS

CULVERT HEADWALLS
(RCP 36" RCP)

HEADWALL DIMENSIONS
(RCP 36" RCP)

NO.	DESCRIPTION	LENGTH	WIDTH	HEIGHT
1	HEADWALL	10.0	10.0	10.0
2	HEADWALL	10.0	10.0	10.0

BASIN RISER PIPE OUTLET INFORMATION

ROW 1 ORIFICES	ROW 2 ORIFICES	ROW 3 ORIFICES	ROW 4 ORIFICES	RISER	
#	#	#	#	#	
3	2	4	2	1	
ELEV.	4495.0	ELEV.	4495.0	ELEV.	4495.0
Ø (IN)	Ø (IN)	Ø (IN)	Ø (IN)	Ø (IN)	
3	2	4	2	1	
ELEV.	4495.0	ELEV.	4495.0	ELEV.	4495.0

DETECTION RISER PIPE

GRADING AND DRAINAGE CONSIDERATIONS

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODES AND ORDINANCES OF THE CITY OF CARSON CITY, NEVADA.

2. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE CITY ENGINEER'S REQUIREMENTS.

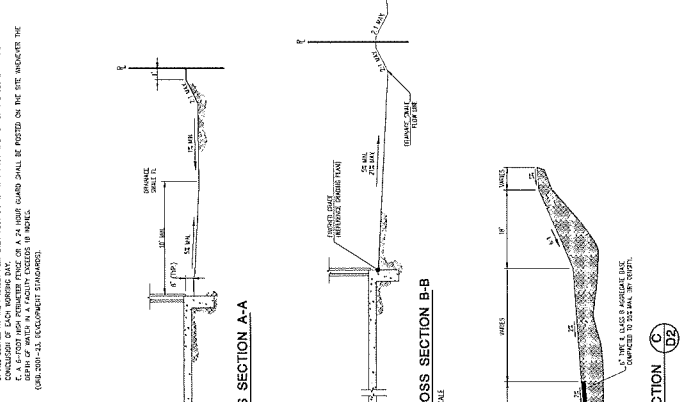
3. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE CITY ENGINEER'S REQUIREMENTS.

4. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE CITY ENGINEER'S REQUIREMENTS.

5. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE CITY ENGINEER'S REQUIREMENTS.

6. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE CITY ENGINEER'S REQUIREMENTS.

7. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS AND THE CITY ENGINEER'S REQUIREMENTS.

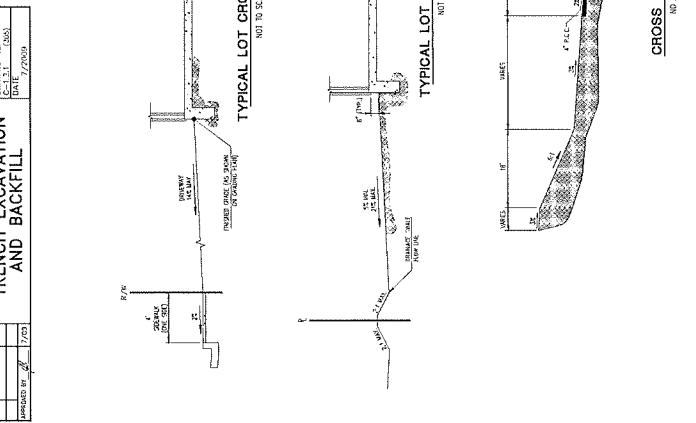


TRENCH EXCAVATION AND BACKFILL

DATE: 07/16/2013
 DRAWN BY: JLD
 CHECKED BY: JLD
 SHEET: D2 OF 7

NOTES:

1. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
2. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
3. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
4. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
5. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
6. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
7. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.
8. TRENCH EXCAVATION SHALL BE BY SPECIAL PURPOSE ONLY.



APN 009-822-10
Address: 915 Coffey Drive, Carson City, Nevada 89701

AFTER RECORDING RETURN TO:
STEPHANIE HICKS, REAL PROPERTY MANAGER
CARSON CITY PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NEVADA 89701

EASEMENT DEED

THIS DEED, made this ____ day of _____, 2019, by JUDY S. KLAICH, as her interest appears of record, ("HOMEOWNER") and by the SOUTH MEADOWS ESTATES, as its interest appears of record, ("ASSOCIATION") (collectively called "GRANTORS"), and granted to CARSON CITY, NEVADA, a CONSOLIDATED MUNICIPALITY ("CITY").

WITNESSETH:

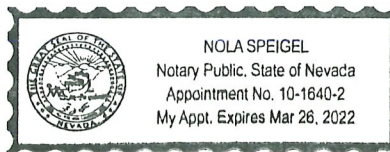
GRANTORS, hereby grant to the CITY, for those purposes as contained in Chapter 271 of the Nevada Revised Statutes, a permanent drainage easement, including for access and maintenance of associated improvements upon, under, over and across certain real property to the CITY; said easement is shown and more fully described in Exhibit "A", Area D, attached hereto and made a part hereof.

Said drainage easement includes access and maintenance of the existing detention pond and the proposed drainage pipe serving the Schulz Ranch Development. The CITY's maintenance responsibilities do not extend to the existing ditches, culverts or other drainage features within the South Meadows Estates, which remain the responsibility of the respective HOMEOWNER or ASSOCIATION as applicable.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said CITY and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTORS have hereunto signed on the day and year first above written.

Judy S. Klaich
Judy S. Klaich



STATE OF Nevada)
COUNTY OF Carson City)

This instrument was acknowledged before me on this 11th day of September, 2019
by Judy S. Klaich.

Nola Speigel
Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION OF
PUBLIC DRAINAGE EASEMENT
& TEMPORARY CONSTRUCTION EASEMENT

A portion of Parcel 19 as shown on the Parcel Map for Sierra Country Estates Three, LLC., recorded as Document No. 300812 in the Official Records of Carson City, Nevada on June 26, 2003, a portion of Parcel 14 as shown on the Parcel Map for Sierra Country Estates Two, LLC., recorded as Document No. 300813 in the Official Records of Carson City, Nevada on June 26, 2003, and a portion of Parcels 15, and 18 as shown on the Parcel Map for Sierra Country Estates One, LLC., recorded as Document No. 300814 in the Official Records of Carson City, Nevada on June 26, 2003, situate in Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows;

PUBLIC DRAINAGE EASEMENTS:

AREA A:

COMMENCING at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE along the South line of said Parcel, North 88°54'05" West, 8.16 feet to the **POINT OF BEGINNING (P.O.B)**;

THENCE leaving said **P.O.B.**, and continuing along said line, North 88°54'05" West, 20.00 feet;

THENCE departing said line, North 01°04'51" East, 190.79 feet;

THENCE North 08°12'06" East, 7.82 feet, to a point on the Northerly line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 20.11 feet;

THENCE departing said line, South 08°12'06" West, 8.72 feet,

THENCE South 01°04'51" West, 189.55 feet, to the **POINT OF BEGINNING.**

Containing ±3,969 square feet.

See Exhibit "A-1" attached hereto and made a part thereof.

AREA B:

COMMENCING at the Northeast corner of said Parcel 14, from which the Southeast corner of Section 5 bears South $54^{\circ}40'35''$ East, 1,499.78 feet;

THENCE along the North line of said Parcel 14, North $88^{\circ}54'05''$ West, 8.16 feet to the **POINT OF BEGINNING (P.O.B.)**;

THENCE leaving said **P.O.B.**, and departing said line, South $01^{\circ}04'51''$ West, 25.85 feet,

THENCE South $01^{\circ}59'57''$ West, 173.56' to a point on the South line of said Parcel 15;

THENCE along said line, North $88^{\circ}54'05''$ West, 20.00 feet;

THENCE departing said line, North $01^{\circ}59'57''$ East 173.71 feet;

THENCE North $01^{\circ}04'51''$ East, 25.70 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South $88^{\circ}54'05''$ East, 20.00 feet, to the **POINT OF BEGINNING**.

Containing $\pm 3,988$ square feet.

See Exhibit "A-2" attached hereto and made a part thereof.

AREA C:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South $67^{\circ}38'45''$ East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the south line of said Parcel 14, North $89^{\circ}59'56''$ East, 82.43 feet;

THENCE departing said line, North $00^{\circ}47'04''$ East, 14.03 feet to a point on a non-tangent to left from which the radius point bears North $33^{\circ}13'06''$ West, a radial distance of 164.57 feet;

THENCE Northeasterly, 73.74 feet along the arc of said curve, through a central angle of $25^{\circ}40'21''$;

THENCE North $01^{\circ}59'57''$ East, 119.82 feet to a point on the North line of said Parcel 14;

THENCE along said line, South $88^{\circ}54'05''$ East, 20.00 feet;

THENCE departing said line, South 01°59'57" West, 104.02 feet;

THENCE South 88°54'05" East, 12.52 feet, to a point on the East line of Said Parcel 14;

THENCE along said line, South 01°05'55" West, 81.85 feet to the **POINT OF BEGINNING**.

Containing ±6,576 square feet.

See Exhibit "A-3" attached hereto and made a part thereof.

AREA D: PUBLIC DRAINAGE EASEMENT & TEMPORARY CONSTRUCTION EASEMENT:

BEGINNING (P.O.B.) at the Northeast corner of said Parcel 19, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, along the East line of said Parcel 19, South 01°05'55" West, 141.06 feet;

THENCE departing said East line, North 88°04'03" West, 51.33 feet;

THENCE North 00°28'08" West, 108.94 feet;

THENCE North 83°22'15" West, 28.10 feet;

THENCE North 00°47'04" East, 27.13 feet to a point on the North line said Parcel 19;

THENCE along said line, North 89°59'56" East, 82.43 feet, to the **POINT OF BEGINNING**.

Containing ±8,254 square feet.

See Exhibit "A-4" attached hereto and made a part thereof.

TEMPORARY CONSTRUCTION EASEMENTS:

AREA E:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 18, North 88°54'05"

West, 60.00 feet,
THENCE departing said line, North 01°05'55" East, 199.12 feet, to a point on the North line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 60.01 feet, to the Northwest corner of said Parcel 18;

THENCE along the East line of said Parcel 18, South 01°05'55" West, 198.09 feet, to the **POINT OF BEGINNING**.

Containing ±11,916 square feet.

See Exhibit "A-5" attached hereto and made a part thereof.

AREA F:

BEGINNING (P.O.B.) at the Northwest corner of said Parcel 15, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the East boundary of said Parcel 15, South 01°05'55" West, 199.39 feet, to the Southeast corner of said Parcel 15;

THENCE along the South line of said Parcel 15, North 88°54'05" West, 60.00 feet;

THENCE departing said line, North 01°05'55" East, 199.39 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South 88°54'05" East, 60.00 feet, to the **POINT OF BEGINNING**.

Containing ±11,963 square feet.

See Exhibit "A-6" attached hereto and made a part thereof.

AREA G:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 14, South 89°59'56" West, 82.43 feet;

THENCE departing said line, North 00°47'04" East, 79.62 feet, to the beginning of a non-

tangent curve to the left, from which the radius bears North 52°09'06" West, a radial distance of 115.00 feet;

THENCE along the arc of said curve, 73.76 feet, through a central angle of 36°44'59";

THENCE North 01°05'55" East, 39.01 feet, to a point on the North line of said Parcel 14;

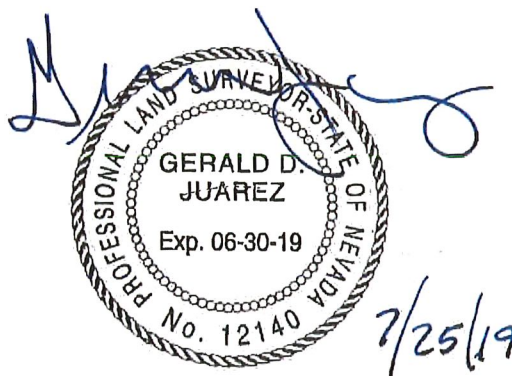
THENCE along said line, South 88°54'05" East, 60.00 feet, to the Northeast corner of said Parcel 14;

THENCE along the East line of said Parcel 14, South 01°05'55" West, 185.86 feet, to the **POINT OF BEGINNING.**

Containing ±13,485 square feet.

See Exhibit "A-7" attached hereto and made a part thereof.

Prepared by:
Manhard Consulting Ltd
241 Ridge Street, Suite 400
Reno, NV 89501



Gerald D. Juarez, P.L.S.
Nevada Certificate No. 12140

EXHIBIT "A-1"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR.

APN 009-322-01
CRAIG & SHARI
WOODING



APN 009-822-12
HANK PAXON &
LAN VU
PARCEL 18
PM 300814

10.00' P.U.E.
PER PM 300812-14

COFFEY DR.

AREA A
3,969 S.F.

N01°04'51"E 190.79'

S01°04'51"W 189.55'

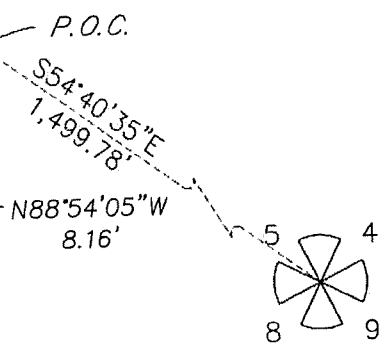
COFFEY DR (PRIVATE
ROAD) EASEMENT PER
PM 300812-300814

ALYCE CT. P.O.B.
APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°54'05"E	20.00'
L2	N08°12'06"E	7.82'
L3	S87°55'16"E	20.11'
L4	S08°12'06"W	8.72'

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 230103L", 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

- LEGEND
- PROPERTY LINES
 - EXISTING EASEMENTS
 - TIE LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PUBLIC DRAINAGE EASEMENT



SCHULZ RANCH CARSON CITY PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 6/3/19
SCALE: 1"=40'

Manhard
CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3600 fx: 775-748-3580 mnh@manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water-S.Westwater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
CWCCN

EXHIBIT "A-3"

APN 009-322-21
 BARBARA ROUSE
 PARCEL 1, PM 2187



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'56"E	82.43'
L2	N00°47'04"E	14.03'
L3	N88°54'05"W	20.00'
L4	S88°54'05"E	12.52'

10.00' P.U.E.
 PER PM 300812-14

AREA F
 11,963 S.F.

COFFEY DR (PRIVATE ROAD) EASEMENT PER PM 300812-300814

APN 009-822-15
 JAMES & CARRI ELLIS
 PARCEL 15 PM 300814

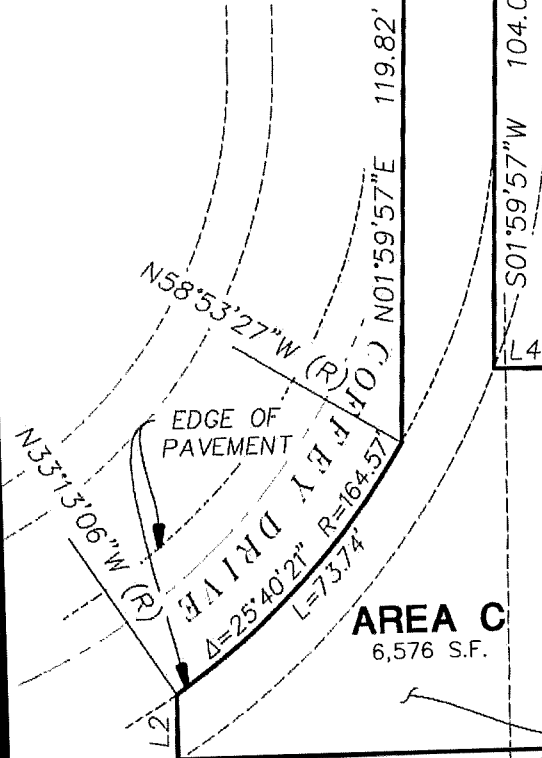
APN 009-822-16
 MILLER et al
 PARCEL 14, P, 300813

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 230103L, 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

LEGEND

- PROPERTY LINES
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- TIE LINE
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- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- PUBLIC DRAINAGE EASEMENT



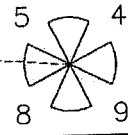
AREA C
 6,576 S.F.

APN 009-322-22
 BETHANY J. GRAESER

EXISTING PRIVATE DRAINAGE EASEMENT PER PM 2493 & 2494

APN 009-822-10
 JUDY S. KLAICH
 PARCEL 19, PM 300812

S67°38'45"E 1,419.31'

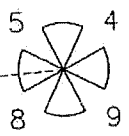
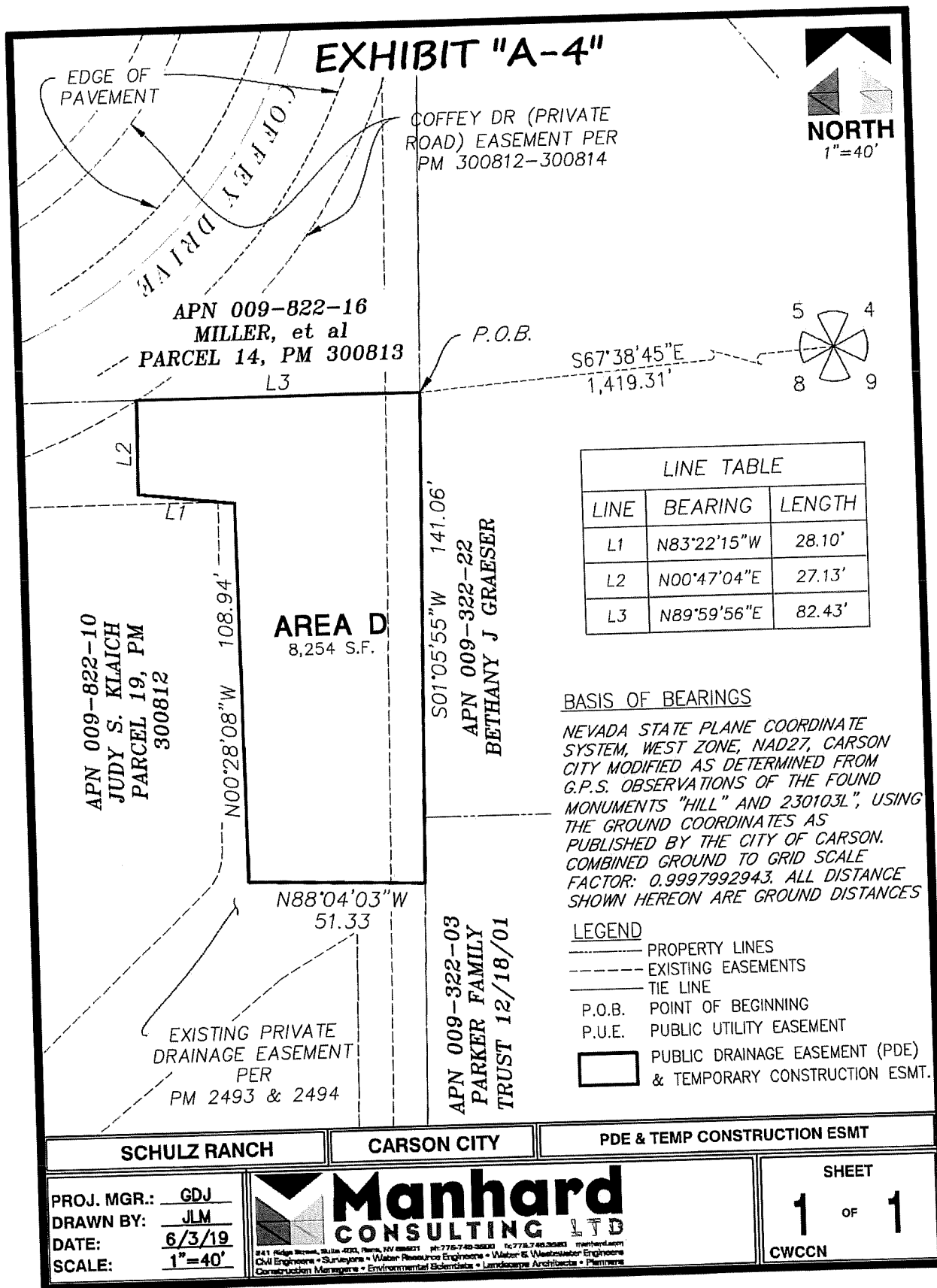


SCHULZ RANCH CARSON CITY PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 6/3/19
 SCALE: 1"=40'

Manhard CONSULTING LTD
841 Maple Street, Suite 400, Reno, NV 89501 977.757.48.3820 1-775-798-3880 manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
 CWCCN



S67°38'45"E
1,419.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°22'15"W	28.10'
L2	N00°47'04"E	27.13'
L3	N89°59'56"E	82.43'

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 230103L, 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT (PDE) & TEMPORARY CONSTRUCTION ESMT.

EXHIBIT "A-5"

APN 009-311-37
 STEPHEN & AMY DAVEY
 LIV. TR. 60.01
 S87°55'16"E

APN 009-322-01
 CRAIG & SHARI
 WOODING



APN 009-822-12
 HANK PAXON &
 LAN VU
 PARCEL 18
 PM 300814

COFFEY DR.

10.00' P.U.E.
 PER PM 300812-14

N01°05'55"E 199.12'

S01°05'55"W 198.09'

AREA E
 11,916 S.F.

COFFEY DR (PRIVATE
 ROAD) EASEMENT PER
 PM 300812-300814

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 230103L", 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

LEGEND

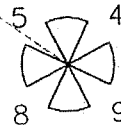
- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ESMT.

ALYCE CT. N88°54'05"W
 60.00

APN 009-822-15
 JAMES & CARRI ELLIS
 PARCEL 15 PM 300814

P.O.B.

S54°40'35"E
 1,499.78'



SCHULZ RANCH

CARSON CITY

TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 11/14/18
 SCALE: 1"=40'

Manhard
 CONSULTING LTD

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-749-3600 fax: 775-749-3600 manhard.com
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SHEET
1 OF **1**
 CWCCN

EXHIBIT "A-6"

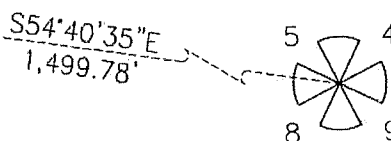


APN 009-822-12
HANK PAXON & LAN VU
PARCEL 18 PM 300814

APN 009-322-01
CRAIG & SHARI
WOODING

COFFEY DR (PRIVATE
ROAD) EASEMENT PER 60.00
PM 300812-300814 S88°54'05"E

P.O.B.



ALYCE CT.

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

N01°05'55"E 199.39'

COFFEY DR.

AREA F
11,963 S.F.

S01°05'55"W 199.39'

APN 009-322-21
BARBARA ROUSE
PARCEL 1, PM 2187

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 230103L", 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TEMP. CONSTRUCTION ESMT

60.00
N88°54'05"W

APN 009-822-16
MILLER, et al
PARCEL 14, PM 300813

SCHULZ RANCH	CARSON CITY	TEMP. CONSTRUCTION EASEMENT
--------------	-------------	-----------------------------

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 11/14/18
SCALE: 1"=40'

Manhard
CONSULTING LTD

12411 Ridge Street, Suite 4700, Reno, NV 89501 ph: 775-748-3800 fax: 775-748-3800 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
CWCCN

EXHIBIT "A-7"

APN 009-322-21
 BARBARA ROUSE
 PARCEL 1, PM 2187



10.00' P.U.E.
 PER PM 300812-14

COFFEY DR (PRIVATE ROAD) EASEMENT PER PM 300812-300814

APN 009-822-15
 JAMES & CARRI ELLIS
 PARCEL 15 PM 300814

APN 009-822-16 54'05"E
 MILLER et al 0.00
 PARCEL 14, P, 300813

AREA G
 13,485 S.F.

N88°54'05"W (R)

EDGE OF PAVEMENT

N52°09'06"W

N01°15'00" R=115.00' L=73.76'
 N00°47'04"E 79.62'

APN 009-822-16
 MILLER, et al
 PARCEL 14, PM 300813

COFFEY DRIVE

S01°05'55"W 185.86'

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 230103L", 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

LEGEND

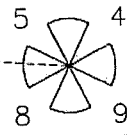
- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- TEMP. CONSTRUCTION ESMT.

APN 009-322-22
 BETHANY J GRAESER

APN 009-822-10
 JUDY S. KLAICH P.O.B.
 PARCEL 19, PM 300812

S89°59'56"W 82.43'

S67°38'45"E 1,419.31'



SCHULZ RANCH

CARSON CITY

TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 11/14/18
 SCALE: 1"=40'

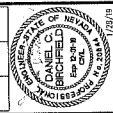
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 241 Ridge Street, Suite 400, Reno, NV 89501 Ph: 775-788-9922 F: 775-788-9980 manhard.com
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SHEET
 1 OF 1
 CWCCN

MANHARD CONSULTING
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetlands Engineers
 Environmental Scientists • Environmental Planners • Landscape Architects • Planners

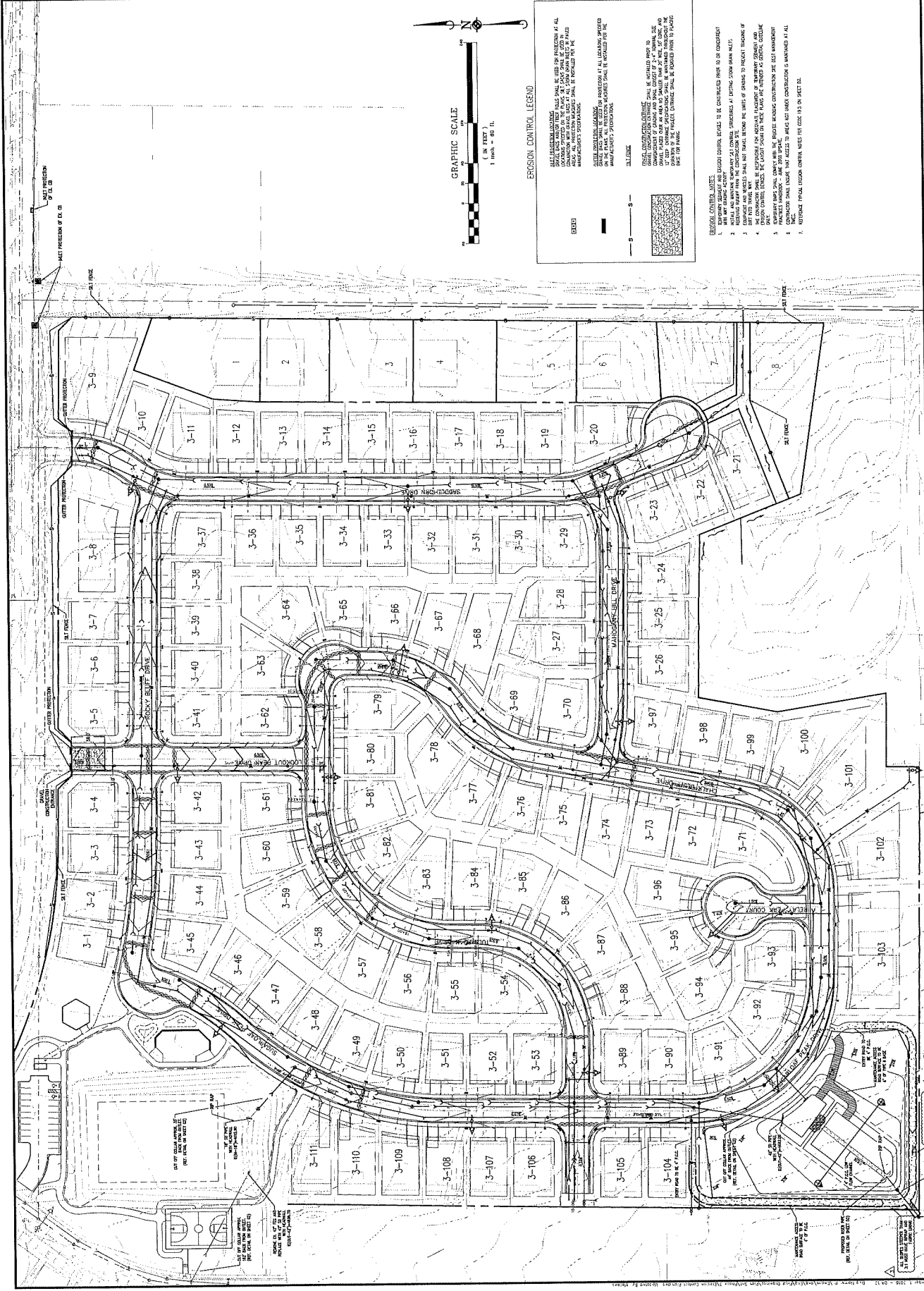
MANHARD CONSULTING

SCHULZ RANCH PHASE 3 - MASS GRADING
 CARSON CITY, NEVADA
 EROSION CONTROL PLAN



PROJECT NO.	17078
DATE	7/20/13
SCALE	AS SHOWN
SHEET	64
PROJECT	SCHULZ RANCH PHASE 3 - MASS GRADING

E1 of 7



EROSION CONTROL LEGEND

SEDIMENTATION
 SLOTTED SAND FILTER SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE SAND FILTER SHALL BE 12" DEEP AND SHALL BE CONSTRUCTED WITH 1/2" SAND. THE SAND FILTER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

SILT FENCE
 SILT FENCES SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE SILT FENCE SHALL BE 12" DEEP AND SHALL BE CONSTRUCTED WITH 1/2" SAND. THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

SEDIMENT BASIN
 SEDIMENT BASINS SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE SEDIMENT BASIN SHALL BE 12" DEEP AND SHALL BE CONSTRUCTED WITH 1/2" SAND. THE SEDIMENT BASIN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

CHECK DAM
 CHECK DAMS SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE CHECK DAM SHALL BE 12" DEEP AND SHALL BE CONSTRUCTED WITH 1/2" SAND. THE CHECK DAM SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

VEGETATION
 VEGETATION SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE VEGETATION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

ROCK
 ROCK SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE ROCK SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

CONCRETE
 CONCRETE SHALL BE USED ON PROJECTIONS AT ALL LOCATIONS WHERE THERE IS A CHANGE IN ELEVATION OR WHERE THE PROJECTIONS ARE TO BE CONSTRUCTED ON A SLOPE OF 1:1 OR STEEPER. THE CONCRETE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

- GENERAL NOTES:**
1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THE CONSTRUCTION OF THE PROJECTIONS AT EACH CONSTRUCTION AREA.
 2. SLOTTED SAND FILTERS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. SILT FENCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. SEDIMENT BASINS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 5. CHECK DAMS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 6. VEGETATION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 7. ROCK SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 8. CONCRETE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

SCHULZ RANCH PHASE 3 - MASS GRADING
 CARSON CITY, NEVADA
 CONSTRUCTION DETAILS

Manhard Consulting
 4141 Raggio Blvd., Suite 100, Reno, NV 89502
 (775) 785-2222
 Fax: (775) 785-2223
 www.manhard.com

DATE	NO.	DESCRIPTION
7/2009	1	ISSUED FOR PERMITS

TYPICAL PROTECTION FOR INLET ON SLUMP

TYPICAL PROTECTION FOR INLET ON GRADE

NOTES:

1. INTENDED FOR TEMPORARY SHORT-TERM USE.
2. USE TO MINIMIZE OVER WATER FLOW.
3. SLOPMENTS CAPTURED BEHIND SANDBOX SHALL BE REMOVED IMMEDIATELY DURING CONSTRUCTION.
4. SLOPMENTS CAPTURED BEHIND SANDBOX SHALL BE PROPERLY MAINTAINED WHILE IN PLACE AND REMOVED UPON RECOMMENDATION OF AHP.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/2009	STORM DRAIN INLET	CARSON CITY
2		7/2009	STORM DRAIN INLET	CARSON CITY
3		7/2009	STORM DRAIN INLET	CARSON CITY
4		7/2009	STORM DRAIN INLET	CARSON CITY

STORM DRAIN GENERAL NOTES

1. MANHOLE FRAMES AND MANHOLE COVERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 204.
2. MANHOLE AND COVER MATERIAL SHALL BE THE SAME.
3. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
4. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
5. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
6. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
7. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
8. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
9. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
10. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
11. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
12. MANHOLE FRAMES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/2009	STORM DRAIN	CARSON CITY
2		7/2009	STORM DRAIN	CARSON CITY
3		7/2009	STORM DRAIN	CARSON CITY
4		7/2009	STORM DRAIN	CARSON CITY

PAVEMENT PATCH

NOTES:

1. PAVEMENT PATCHES SHALL BE 24 INCHES OF EDGE OF A.C. PAVEMENT BEHIND EXISTING PAVEMENT TO THAT EDGE AND BEHIND EXISTING CURB TO THAT EDGE.
2. PAVEMENT PATCHES SHALL MEET THE REQUIREMENTS OF SECTION 201 AND 202 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
3. PAVEMENT PATCHES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
4. PAVEMENT PATCHES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
5. PAVEMENT PATCHES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
6. PAVEMENT PATCHES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.
7. PAVEMENT PATCHES SHALL BE INSTALLED TO PROTECT AGAINST STORM DRAIN PIPE FROM BEING DAMAGED BY OVERHEAD POWER LINES.

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/2009	PAVEMENT PATCH	CARSON CITY
2		7/2009	PAVEMENT PATCH	CARSON CITY
3		7/2009	PAVEMENT PATCH	CARSON CITY
4		7/2009	PAVEMENT PATCH	CARSON CITY

MANHOLE TYPE I

NOTES:

1. MANHOLE FRAMES SHALL BE 48\"/>
- 2. MANHOLE FRAMES SHALL BE 48\"/>
- 3. MANHOLE FRAMES SHALL BE 48\"/>
- 4. MANHOLE FRAMES SHALL BE 48\"/>
- 5. MANHOLE FRAMES SHALL BE 48\"/>
- 6. MANHOLE FRAMES SHALL BE 48\"/>
- 7. MANHOLE FRAMES SHALL BE 48\"/>
- 8. MANHOLE FRAMES SHALL BE 48\"/>
- 9. MANHOLE FRAMES SHALL BE 48\"/>
- 10. MANHOLE FRAMES SHALL BE 48\"/>
- 11. MANHOLE FRAMES SHALL BE 48\"/>
- 12. MANHOLE FRAMES SHALL BE 48\"/>

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/2009	MANHOLE TYPE I	CARSON CITY
2		7/2009	MANHOLE TYPE I	CARSON CITY
3		7/2009	MANHOLE TYPE I	CARSON CITY
4		7/2009	MANHOLE TYPE I	CARSON CITY

MANHOLE TYPE II

NOTES:

1. MANHOLE FRAMES SHALL BE 48\"/>
- 2. MANHOLE FRAMES SHALL BE 48\"/>
- 3. MANHOLE FRAMES SHALL BE 48\"/>
- 4. MANHOLE FRAMES SHALL BE 48\"/>
- 5. MANHOLE FRAMES SHALL BE 48\"/>
- 6. MANHOLE FRAMES SHALL BE 48\"/>
- 7. MANHOLE FRAMES SHALL BE 48\"/>
- 8. MANHOLE FRAMES SHALL BE 48\"/>
- 9. MANHOLE FRAMES SHALL BE 48\"/>
- 10. MANHOLE FRAMES SHALL BE 48\"/>
- 11. MANHOLE FRAMES SHALL BE 48\"/>
- 12. MANHOLE FRAMES SHALL BE 48\"/>

NO.	REVISION	DATE	STANDARD DETAIL FOR PUBLIC WORKS CONSTRUCTION	SECTION
1		7/2009	MANHOLE TYPE II	CARSON CITY
2		7/2009	MANHOLE TYPE II	CARSON CITY
3		7/2009	MANHOLE TYPE II	CARSON CITY
4		7/2009	MANHOLE TYPE II	CARSON CITY

APN 009-822-15
Address: 901 Alyce Court, Carson City, Nevada 89701

AFTER RECORDING RETURN TO:
STEPHANIE HICKS, REAL PROPERTY MANAGER
CARSON CITY PUBLIC WORKS
3505 BUTTI WAY
CARSON CITY, NEVADA 89701

EASEMENT DEED

THIS DEED, made this ____ day of _____, 2019, by JAMES M. ELLIS and CARRI L. ELLIS, as their interest appears of record, ("HOMEOWNERS") and by the SOUTH MEADOWS ESTATES, as its interest appears of record, ("ASSOCIATION") (collectively called "GRANTORS"), and granted to CARSON CITY, NEVADA, a CONSOLIDATED MUNICIPALITY ("CITY").

WITNESSETH:

GRANTORS hereby grant to the CITY, for those purposes as contained in Chapter 271 of the Nevada Revised Statutes, a permanent drainage easement, including for access and maintenance of associated improvements upon, under, over and across certain real property to the CITY; said easement is shown and more fully described in Exhibit "A", Area B, attached hereto and made a part hereof.

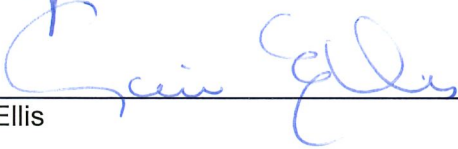
Said drainage easement includes access and maintenance of the proposed drainage pipe serving the Schulz Ranch Development. The CITY's maintenance responsibilities do not extend to the existing ditches, culverts or other drainage features within the South Meadows Estates, which remain the responsibility of the respective HOMEOWNERS or ASSOCIATION as applicable.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said CITY and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTORS have hereunto signed on the day and year first above written.



James M. Ellis



Carri L. Ellis

STATE OF Nevada)

COUNTY OF Carson City)

This instrument was acknowledged before me on this 11th day of September, 2019 by James M. Ellis.


Carri L. Ellis

EXHIBIT "A"

**LEGAL DESCRIPTION OF
PUBLIC DRAINAGE EASEMENT
& TEMPORARY CONSTRUCTION EASEMENT**

A portion of Parcel 19 as shown on the Parcel Map for Sierra Country Estates Three, LLC., recorded as Document No. 300812 in the Official Records of Carson City, Nevada on June 26, 2003, a portion of Parcel 14 as shown on the Parcel Map for Sierra Country Estates Two, LLC., recorded as Document No. 300813 in the Official Records of Carson City, Nevada on June 26, 2003, and a portion of Parcels 15, and 18 as shown on the Parcel Map for Sierra Country Estates One, LLC., recorded as Document No. 300814 in the Official Records of Carson City, Nevada on June 26, 2003, situate in Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 5, Township 14 North, Range 20 East, Mount Diablo Base and Meridian, being more particularly described as follows;

PUBLIC DRAINAGE EASEMENTS:

AREA A:

COMMENCING at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE along the South line of said Parcel, North 88°54'05" West, 8.16 feet to the **POINT OF BEGINNING (P.O.B.);**

THENCE leaving said **P.O.B.**, and continuing along said line, North 88°54'05" West, 20.00 feet;

THENCE departing said line, North 01°04'51" East, 190.79 feet;

THENCE North 08°12'06" East, 7.82 feet, to a point on the Northerly line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 20.11 feet;

THENCE departing said line, South 08°12'06" West, 8.72 feet,

THENCE South 01°04'51" West, 189.55 feet, to the **POINT OF BEGINNING.**

Containing ±3,969 square feet.

See Exhibit "A-1" attached hereto and made a part thereof.

AREA B:

COMMENCING at the Northeast corner of said Parcel 14, from which the Southeast corner of Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE along the North line of said Parcel 14, North 88°54'05" West, 8.16 feet to the **POINT OF BEGINNING (P.O.B.)**;

THENCE leaving said **P.O.B.**, and departing said line, South 01°04'51" West, 25.85 feet,

THENCE South 01°59'57" West, 173.56' to a point on the South line of said Parcel 15;

THENCE along said line, North 88°54'05" West, 20.00 feet;

THENCE departing said line, North 01°59'57" East 173.71 feet;

THENCE North 01°04'51" East, 25.70 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South 88°54'05" East, 20.00 feet, to the **POINT OF BEGINNING**.

Containing ±3,988 square feet.

See Exhibit "A-2" attached hereto and made a part thereof.

AREA C:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the south line of said Parcel 14, North 89°59'56" East, 82.43 feet;

THENCE departing said line, North 00°47'04" East, 14.03 feet to a point on a non-tangent to left from which the radius point bears North 33°13'06" West, a radial distance of 164.57 feet;

THENCE Northeasterly, 73.74 feet along the arc of said curve, through a central angle of 25°40'21";

THENCE North 01°59'57" East, 119.82 feet to a point on the North line of said Parcel 14;

THENCE along said line, South 88°54'05" East, 20.00 feet;

THENCE departing said line, South 01°59'57" West, 104.02 feet;

THENCE South 88°54'05" East, 12.52 feet, to a point on the East line of Said Parcel 14;

THENCE along said line, South 01°05'55" West, 81.85 feet to the **POINT OF BEGINNING**.

Containing ±6,576 square feet.

See Exhibit "A-3" attached hereto and made a part thereof.

AREA D: PUBLIC DRAINAGE EASEMENT & TEMPORARY CONSTRUCTION EASEMENT:

BEGINNING (P.O.B.) at the Northeast corner of said Parcel 19, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, along the East line of said Parcel 19, South 01°05'55" West, 141.06 feet;

THENCE departing said East line, North 88°04'03" West, 51.33 feet;

THENCE North 00°28'08" West, 108.94 feet;

THENCE North 83°22'15" West, 28.10 feet;

THENCE North 00°47'04" East, 27.13 feet to a point on the North line said Parcel 19;

THENCE along said line, North 89°59'56" East, 82.43 feet, to the **POINT OF BEGINNING**.

Containing ±8,254 square feet.

See Exhibit "A-4" attached hereto and made a part thereof.

TEMPORARY CONSTRUCTION EASEMENTS:

AREA E:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 18, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 18, North 88°54'05"

West, 60.00 feet,

THENCE departing said line, North 01°05'55" East, 199.12 feet, to a point on the North line of said Parcel 18;

THENCE along said line, South 87°55'16" East, 60.01 feet, to the Northwest corner of said Parcel 18;

THENCE along the East line of said Parcel 18, South 01°05'55" West, 198.09 feet, to the **POINT OF BEGINNING**.

Containing ±11,916 square feet.

See Exhibit "A-5" attached hereto and made a part thereof.

AREA F:

BEGINNING (P.O.B.) at the Northwest corner of said Parcel 15, from which the Southeast corner of said Section 5 bears South 54°40'35" East, 1,499.78 feet;

THENCE leaving said **(P.O.B.)**, and along the East boundary of said Parcel 15, South 01°05'55" West, 199.39 feet, to the Southeast corner of said Parcel 15;

THENCE along the South line of said Parcel 15, North 88°54'05" West, 60.00 feet;

THENCE departing said line, North 01°05'55" East, 199.39 feet, to a point on the North line of said Parcel 15;

THENCE along said line, South 88°54'05" East, 60.00 feet, to the **POINT OF BEGINNING**.

Containing ±11,963 square feet.

See Exhibit "A-6" attached hereto and made a part thereof.

AREA G:

BEGINNING (P.O.B.) at the Southeast corner of said Parcel 14, from which the Southeast corner of said Section 5 bears South 67°38'45" East, 1,419.31 feet;

THENCE leaving said **(P.O.B.)**, and along the South line of said Parcel 14, South 89°59'56" West, 82.43 feet;

THENCE departing said line, North 00°47'04" East, 79.62 feet, to the beginning of a non-

tangent curve to the left, from which the radius bears North 52°09'06" West, a radial distance of 115.00 feet;

THENCE along the arc of said curve, 73.76 feet, through a central angle of 36°44'59";

THENCE North 01°05'55" East, 39.01 feet, to a point on the North line of said Parcel 14;

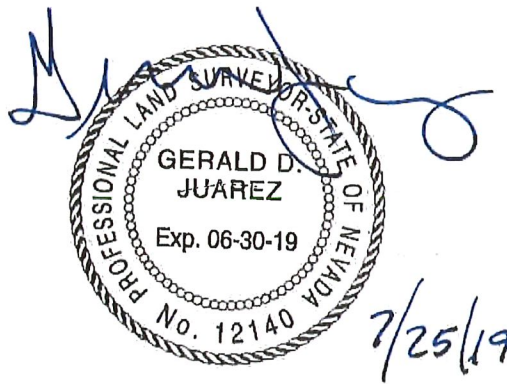
THENCE along said line, South 88°54'05" East, 60.00 feet, to the Northeast corner of said Parcel 14;

THENCE along the East line of said Parcel 14, South 01°05'55" West, 185.86 feet, to the **POINT OF BEGINNING.**

Containing ±13,485 square feet.

See Exhibit "A-7" attached hereto and made a part thereof.

Prepared by:
Manhard Consulting Ltd
241 Ridge Street, Suite 400
Reno, NV 89501



Gerald D. Juarez, P.L.S.
Nevada Certificate No. 12140

EXHIBIT "A-1"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR.

APN 009-322-01
CRAIG & SHARI
WOODING



APN 009-822-12
HANK PAXON &
LAN VU
PARCEL 18
PM 300814

10.00' P.U.E.
PER PM 300812-14

COFFEY DR.

N01°04'51"E 190.79'

AREA A
3,969 S.F.

S01°04'51"W 189.55'

COFFEY DR (PRIVATE
ROAD) EASEMENT PER
PM 300812-300814

ALYCE CT.

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

LINE TABLE		
LINE	BEARING	LENGTH
L1	S88°54'05"E	20.00'
L2	N08°12'06"E	7.82'
L3	S87°55'16"E	20.11'
L4	S08°12'06"W	8.72'

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 230103L, 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

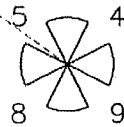
LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT

P.O.C.

S54°40'35"E
1,499.78'

N88°54'05"W
8.16'

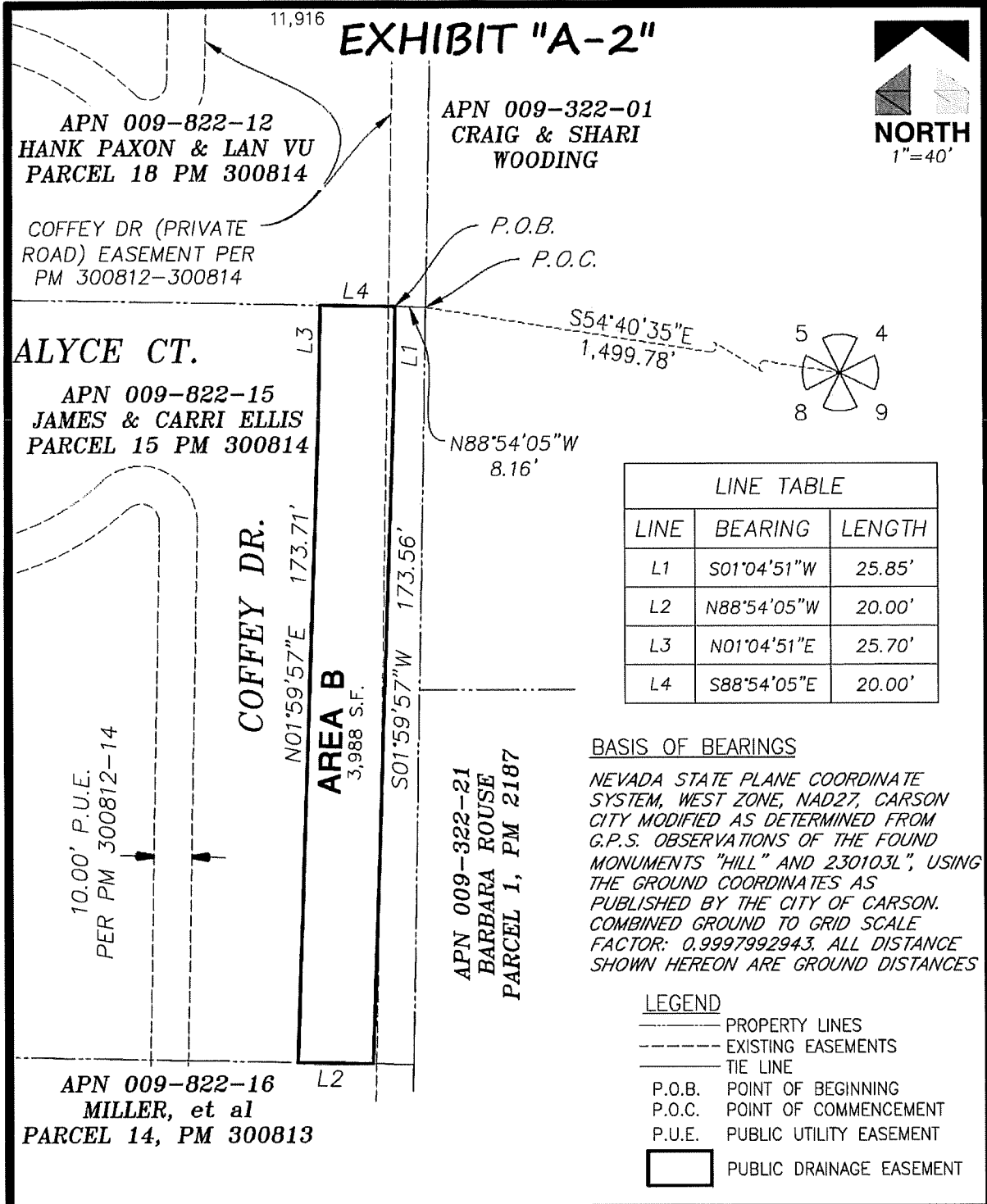


SCHULZ RANCH CARSON CITY PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 6/3/19
SCALE: 1"=40'

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3900 fx: 775-748-3380 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
CWCCN



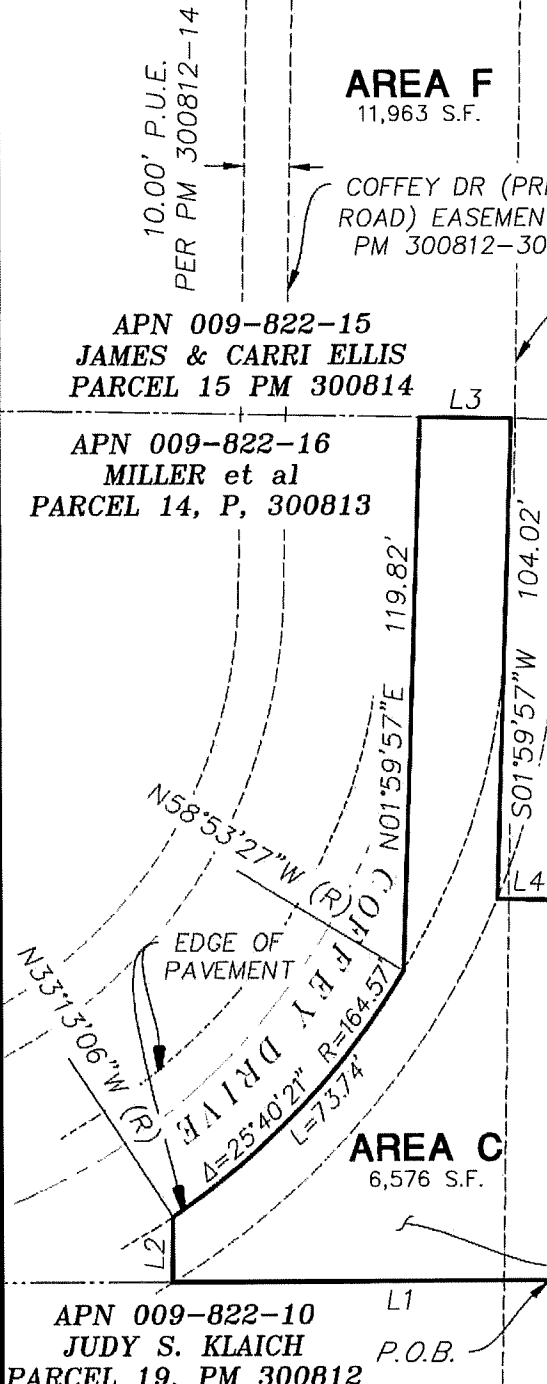
SCHULZ RANCH	CARSON CITY	PUBLIC DRAINAGE EASEMENT
PROJ. MGR.: <u>GDJ</u> DRAWN BY: <u>JLM</u> DATE: <u>6/3/19</u> SCALE: <u>1"=40'</u>	<p>Manhard CONSULTING LTD</p> <p><small>411 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fx:775-748-3500 manhard.com Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</small></p>	SHEET 1 OF 1 CWCCN

EXHIBIT "A-3"

APN 009-322-21
 BARBARA ROUSE
 PARCEL 1, PM 2187



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'56"E	82.43'
L2	N00°47'04"E	14.03'
L3	N88°54'05"W	20.00'
L4	S88°54'05"E	12.52'



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 230103L", 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

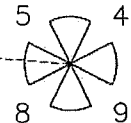
LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- PUBLIC DRAINAGE EASEMENT

APN 009-322-22
 BETHANY J. GRAESER

EXISTING PRIVATE DRAINAGE EASEMENT PER PM 2493 & 2494

S67°38'45"E 1,419.31'



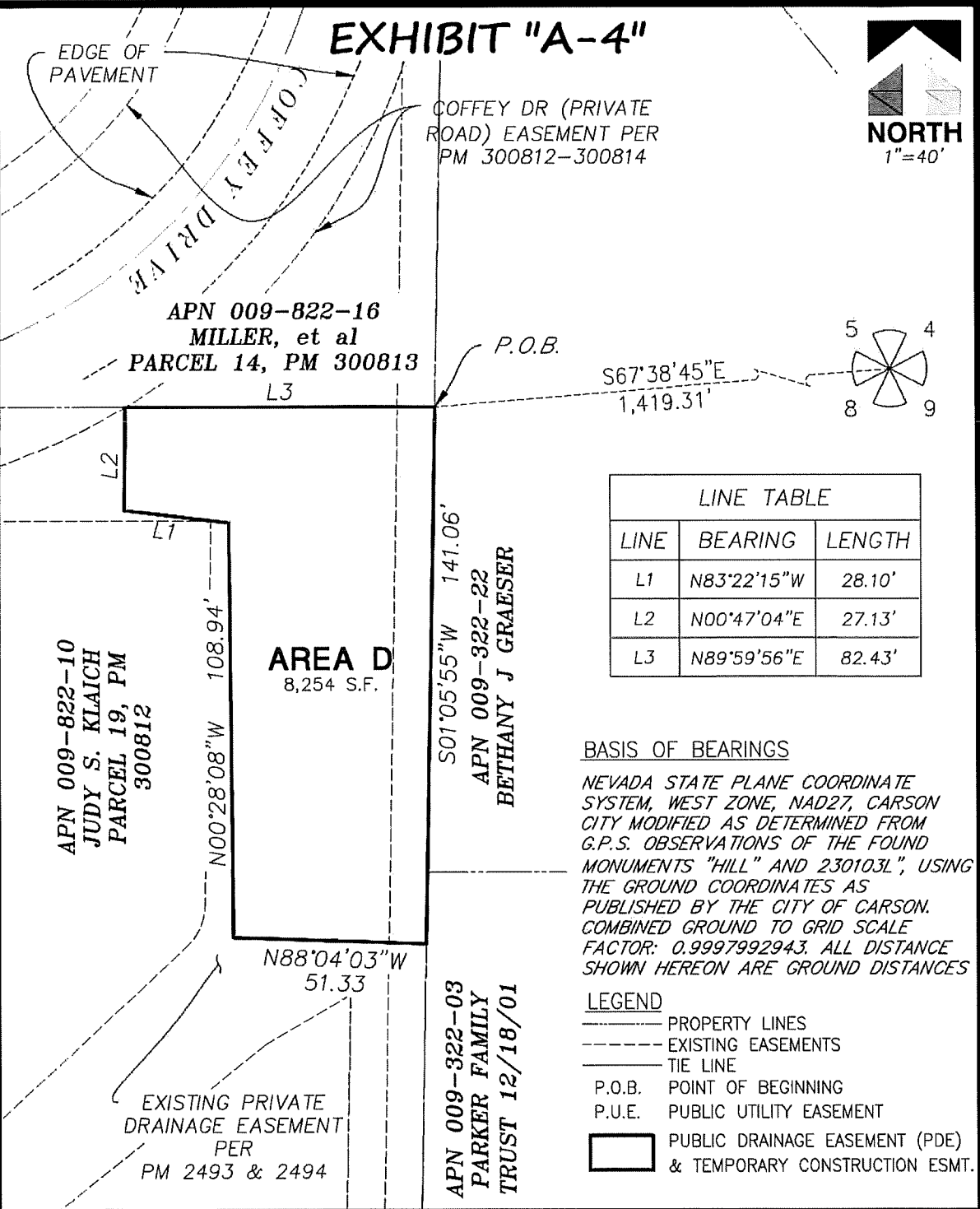
SCHULZ RANCH CARSON CITY PUBLIC DRAINAGE EASEMENT

PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 6/3/19
 SCALE: 1"=40'

Manhard CONSULTING LTD
 841 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3800 fx: 775-748-3880 manhard.com
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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
 1 OF 1
 CWCCN

EXHIBIT "A-4"



LINE TABLE		
LINE	BEARING	LENGTH
L1	N83°22'15"W	28.10'
L2	N00°47'04"E	27.13'
L3	N89°59'56"E	82.43'

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 230103L, 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT (PDE) & TEMPORARY CONSTRUCTION ESMT.

SCHULZ RANCH CARSON CITY PDE & TEMP CONSTRUCTION ESMT

PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 6/3/19
 SCALE: 1" = 40'

341 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-740-3600 fax: 775-740-3680 manhard.com
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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
 CWCCN

EXHIBIT "A-5"

APN 009-311-37
STEPHEN & AMY DAVEY
LIV. TR. 60.01

APN 009-322-01
CRAIG & SHARI
WOODING



APN 009-822-12
HANK PAXON &
LAN VU
PARCEL 18
PM 300814

COFFEY DR.

10.00' P.U.E.
PER PM 300812-14

N01°05'55"E 199.12'

S01°05'55"W 198.09'

AREA E
11,916 S.F.

COFFEY DR (PRIVATE
ROAD) EASEMENT PER
PM 300812-300814

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 230103L", 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

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- TEMPORARY CONSTRUCTION ESMT.

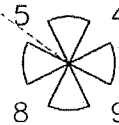
ALYCE CT.

N88°54'05"W
60.00

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

P.O.B.

S54°40'35"E
1,499.78'



SCHULZ RANCH

CARSON CITY

TEMP. CONSTRUCTION EASEMENT

PROJ. MGR.: GDJ
DRAWN BY: JLM
DATE: 11/14/18
SCALE: 1"=40'

Manhard
CONSULTING LTD

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
CWCCN

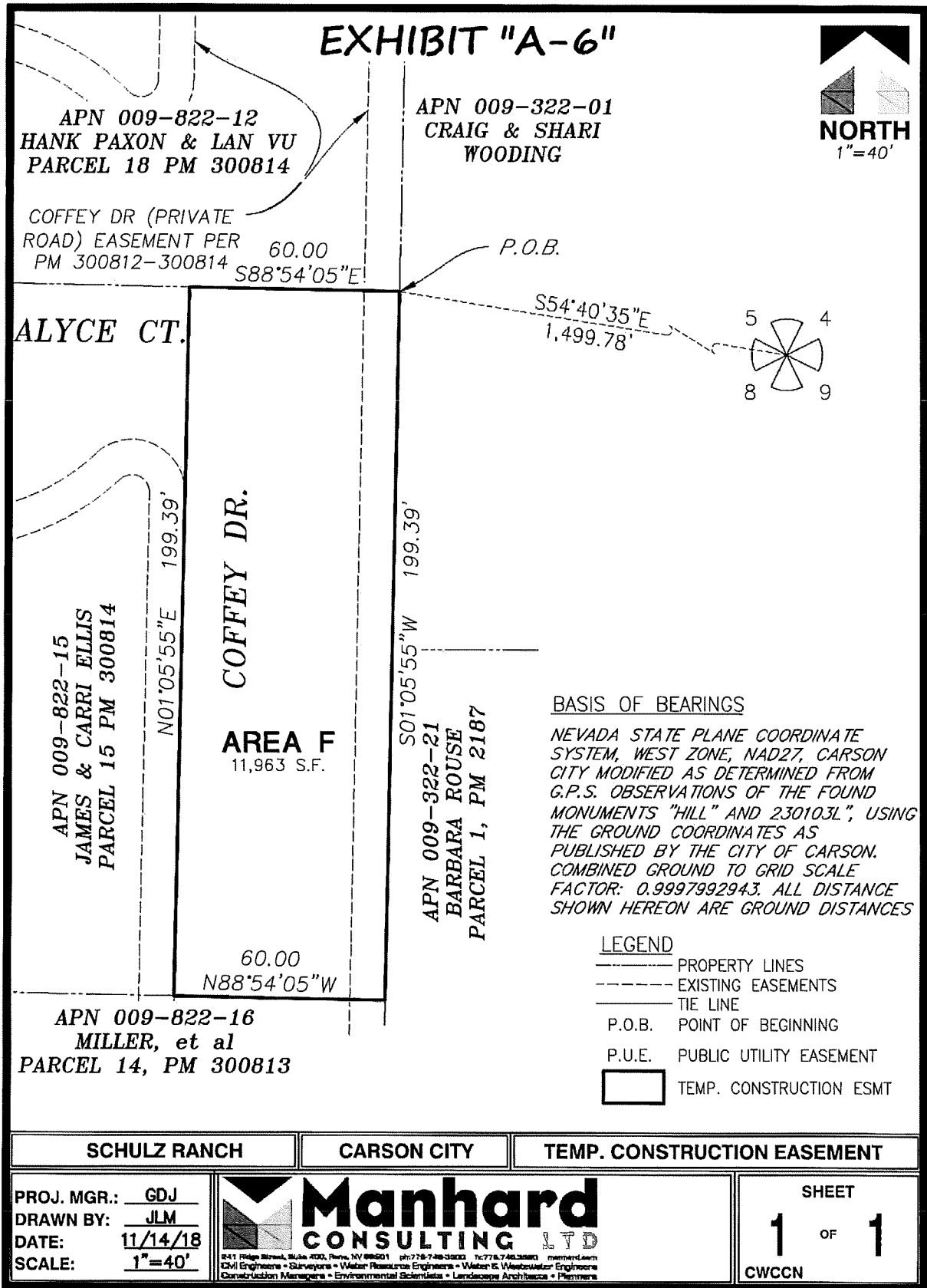


EXHIBIT "A-7"

APN 009-322-21
BARBARA ROUSE
PARCEL 1, PM 2187



10.00' P.U.E.
PER PM 300812-14

COFFEY DR (PRIVATE ROAD) EASEMENT PER PM 300812-300814

APN 009-822-15
JAMES & CARRI ELLIS
PARCEL 15 PM 300814

APN 009-822-16 54'05"E
MILLER et al 0.00
PARCEL 14, P, 300813

AREA G
13,485 S.F.

N88°54'05"W (R)

EDGE OF PAVEMENT

N52°09'06"W (R)
N00°47'04"E
79.62'

APN 009-822-16
MILLER, et al
PARCEL 14, PM 300813

N00°47'04"E
79.62'

COFFEY DRIVE

S89°59'56"W 82.43'

APN 009-822-10
JUDY S. KLAICH
PARCEL 19, PM 300812

P.O.B.

BASIS OF BEARINGS

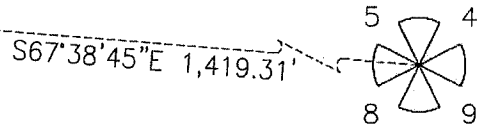
NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS "HILL" AND 230103L", USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES

LEGEND

- PROPERTY LINES
- EXISTING EASEMENTS
- TIE LINE
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- TEMP. CONSTRUCTION ESMT.

APN 009-322-22
BETHANY J GRAESER

S01°05'55"W 185.86'



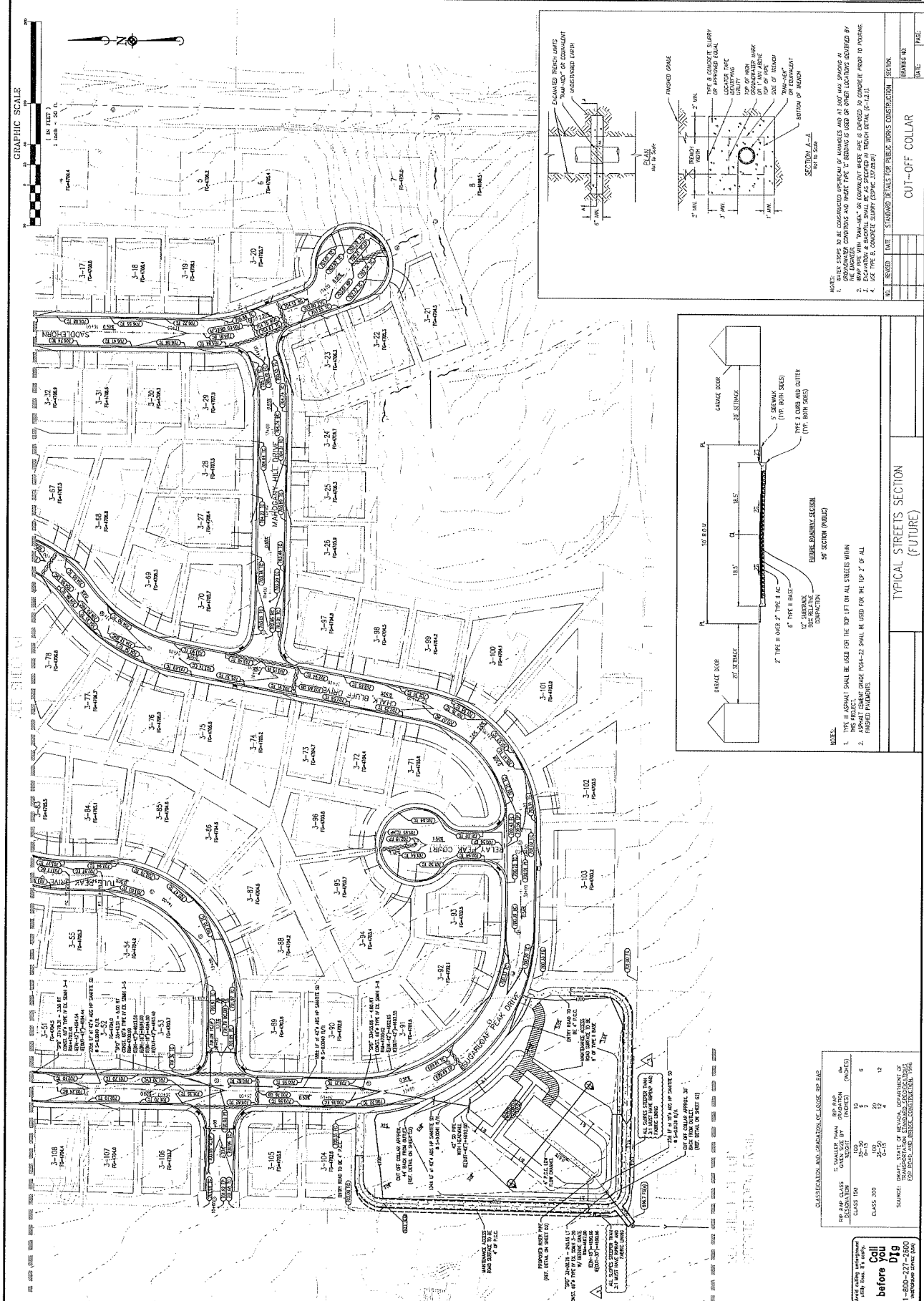
SCHULZ RANCH	CARSON CITY	TEMP. CONSTRUCTION EASEMENT
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PROJ. MGR.: GDJ
 DRAWN BY: JLM
 DATE: 11/14/18
 SCALE: 1"=40'

Manhard
CONSULTING **LTD**

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 Civil Engineers • Surveyors • Water Resource Engineers • Water-Sanitation Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **1**
CWCCN



GRAPHIC SCALE
 1" = 100' (10 FEET)
 1" = 200' (200 FEET)

NOTES:

1. ALL STREETS SHALL BE CONSTRUCTED TO A MINIMUM OF 40' WIDE AND 4' HIGH AND GRADING SHALL BE TO THE FINISHED GRADE SURFACE.
2. ALL STREETS SHALL BE CONSTRUCTED TO A MINIMUM OF 4' HIGH AND 4' WIDE AND GRADING SHALL BE TO THE FINISHED GRADE SURFACE.
3. ALL STREETS SHALL BE CONSTRUCTED TO A MINIMUM OF 4' HIGH AND 4' WIDE AND GRADING SHALL BE TO THE FINISHED GRADE SURFACE.
4. ALL STREETS SHALL BE CONSTRUCTED TO A MINIMUM OF 4' HIGH AND 4' WIDE AND GRADING SHALL BE TO THE FINISHED GRADE SURFACE.

SECTION A-A
 CUT-OFF COLLAR
 SEE PLAN

TYPICAL STREETS SECTION (FUTURE)

CLASSIFICATION AND GRADING OF CLASS OF ASPHALT

CLASS	MIN. THICKNESS (INCHES)	MIN. GRAIN SIZE (INCHES)	MIN. PROPORTION (PERCENT)
CLASS 10A	1.50	1/2"	10
CLASS 200	2.50	3/4"	20
CLASS 300	3.50	1"	30
CLASS 400	4.50	1 1/4"	40
CLASS 500	5.50	1 1/2"	50

CONTRACTOR'S NOTE:
 ALL STREETS SHALL BE CONSTRUCTED TO A MINIMUM OF 4' HIGH AND 4' WIDE AND GRADING SHALL BE TO THE FINISHED GRADE SURFACE.

