



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** January 6, 2022

Staff Contact: Jennifer Budge, Parks Recreation & Open Space Director

Agenda Title: For Possible Action: Discussion and possible action regarding the dedication of Carson City Assessor's Parcel Numbers ("APN") 010-733-03, 010-733-06, 010-731-01 and 010-733-18, which were offered to Carson City for public use as Common Areas B, C, D and E ("Common Areas") in the Final Map for Schulz Ranch Subdivision - Phase 3, recorded as Map Number 2929 on November 16, 2017 ("Final Map"). (Jennifer Budge, JBudge@carson.org; Robert Nellis, RNellis@carson.org)

Staff Summary: In 2015, the City entered into a development agreement creating the Schulz Ranch Landscape Maintenance District ("LMD"). The City's LMD ordinance requires that common areas maintained through a LMD be dedicated to the City. The Final Map provides that the Common Areas are dedicated to the City for public use, but the City will not accept the dedication until all improvements are complete and a notice of completion has been issued. The Final Map's conditions are now satisfied; therefore, staff recommends accepting dedication of the Common Areas.

Agenda Action: Formal Action / Motion **Time Requested:** Consent

Proposed Motion

I move to accept dedication of the Common Areas and authorize the Mayor to sign the dedication acceptance documents.

Board's Strategic Goal

Quality of Life

Previous Action

October 3, 2019 - The Board of Supervisors approved dedication of Schulz Ranch Park, APN 010-732-05, to Carson City for public recreation purposes, offered as Neighborhood Park Common Area "A" on the Final Map for Schulz Ranch Subdivision Phase 3.

November 16, 2017 - The Board of Supervisors approved the Final Subdivision Map known as Schulz Ranch, Phase 3, which the Board found complied with all of the conditions of approval as contained in the Schulz Ranch Common Open Space Development Tentative Map Notice of Decision and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code.

May 21, 2015 - The Board of Supervisors adopted Bill No. 106, Ordinance No. 2015-4, approving the Schulz Ranch Maintenance District Development Agreement.

April 16, 2015 - The Board of Supervisors approved and accepted the Schulz Ranch Maintenance District Petition and created the Schulz Ranch Maintenance District.

Background/Issues & Analysis

Schulz Ranch Subdivision - Phase 3 is located on Race Track Road, formerly APN 010-671-07. It is a residential development consisting of 111 residential lots, common areas and right-of-way on property zoned Single Family 6,000 - Specific Plan Area (SF6-SPA). It fully complies with all of the conditions of approval contained in the Schulz Ranch Common Open Space Development Tentative Map Notice of Decision and Schulz Ranch Development Agreement, as amended, pursuant to the requirements of Carson City Municipal Code (FSM-17-073).

Consistent with the terms of the Schulz Ranch LMD, the Final Map provides "Common Areas A, B, C, D, and E are offered for dedication to Carson City for public use." Further, "[a]ll parks and Common Areas, and all landscaped areas within the street rights-of-way, are to be owned and maintained by Carson City and funded by a Landscape Maintenance District. All of these properties are offered for dedication to the City for public parks and recreation purposes (reference recorded documents 454329 and 473951). The Parks, Recreation and Open Space Department will not accept any parks, common areas, trail connectivity improvements or street right-of-way landscaping until all project improvements on the applicable parcel(s) are complete, inspected, and a notice of completion has been issued."

The Board accepted dedication of Common Area A on October 3, 2019.

The improvements on Common Areas B, C, D, and E are complete, they have been inspected, and a notice of completion has been issued. Therefore, the City is now able to accept dedication of the Common Areas. The aggregated value of the Common Areas is estimated to be \$324,524 apportioned as follows: Common Area B - \$229,684; Common Area C - \$30,409; Common Area D - \$20,737; and Common Area E - \$43,694.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.240; CCMC 17.18.050(2)(m).

Financial Information

Is there a fiscal impact? No

If yes, account name/number: 2355015-500438 - For ongoing maintenance costs.

Is it currently budgeted? No

Explanation of Fiscal Impact: Maintenance expenses will be paid for from assessment amounts collected through the Schulz Ranch Landscape Maintenance District 2355015-500438. If approved, Dedicated Open Space will be added to the City's property listing for Fiscal Year 2022, as a donation in the amount of \$324,524.

Alternatives

Do not accept staff's recommendation and propose a modified motion or provide alternate direction to staff.

Attachments:

[Schulz Ranch Exhibits - Complete.pdf](#)

[Notice of Completion #528255.pdf](#)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____ _____

(Vote Recorded By)

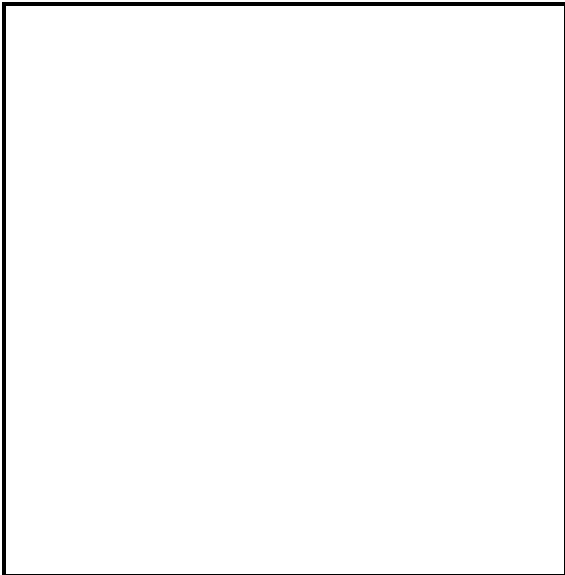
**ACCEPTANCE OF DEDICATION OF LAND
FOR PUBLIC RECREATION PURPOSES**

APN#: 010-733-03

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

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



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public use, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS DETENTION BASIN PARK
COMMON AREA "B" (APN 010-733-03) CONTAINING 72,555 SQUARE FEET PLUS OR
MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3,
FILE NO. 480514 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 GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2022.

GRANTEE, CARSON CITY

APPROVED

REVIEWED AND RECOMMENDED BY:

Lori Bagwell, Mayor

Date

Randall Rice P.E., City Engineer

Date

ATTEST:

APPROVED AS TO FORM:

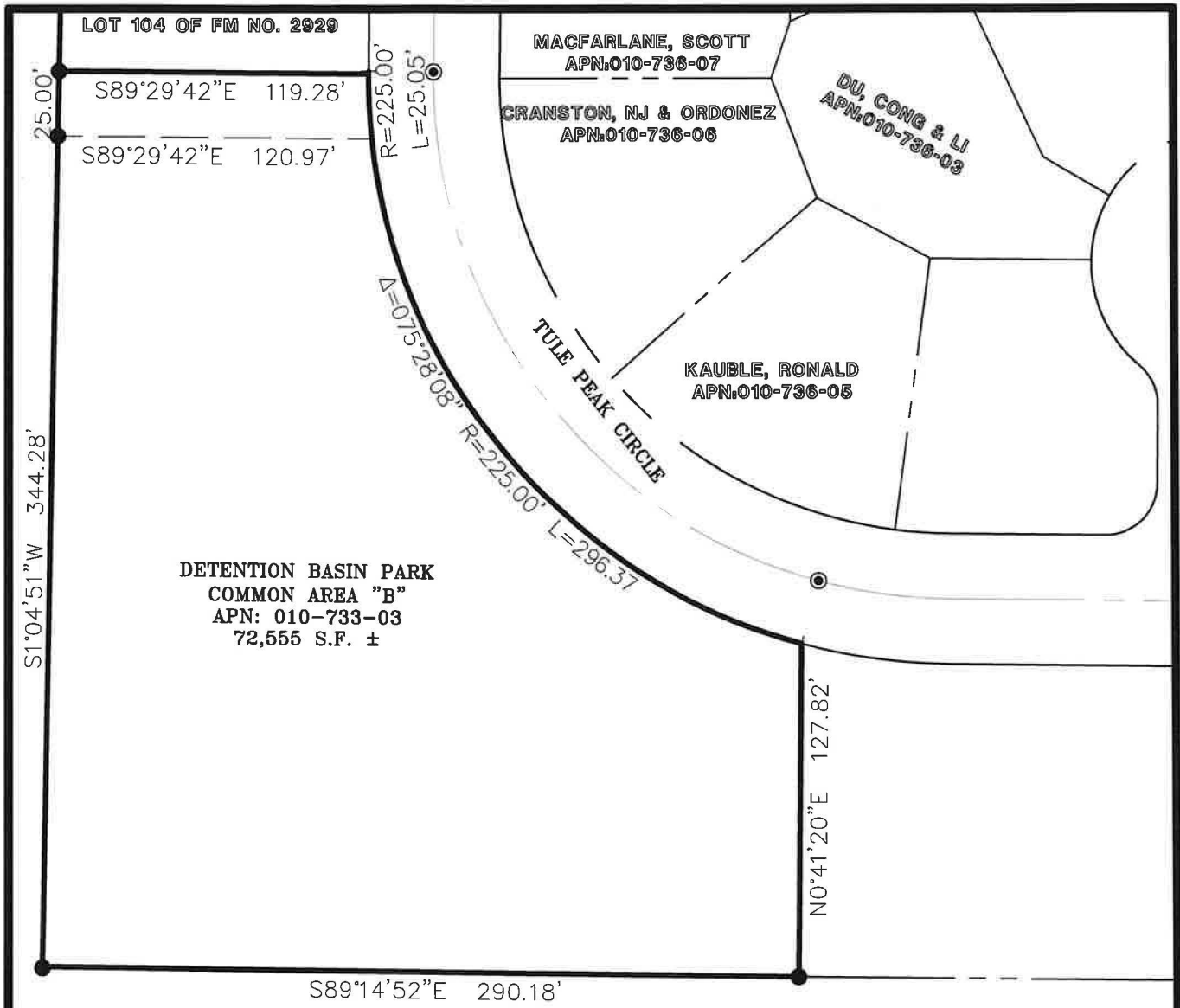
Aubrey Rowlett, Clerk-Recorder

Date

Carson City District Attorney

Date

EXHIBIT "A" - COMMON AREA B



LEGEND

- APN = ASSESSOR'S PARCEL NUMBER
- (R) = RADIAL BEARING
- = FOUND 5/8" REBAR AND CAP STAMPED "PLS 14120" UNLESS NOTED OTHERWISE
- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

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

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 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "B"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: LHS	SHEET
DRAWN BY: HHF	1 OF 1
DATE: APRIL 2021	CWCCN
SCALE: 1"=60'	

Dwg Name: P:\cwccn\dwg\Surv\Final Drawings\phase 3 common area exhibits\cwccn_phase3_fm_exhibits-WORKING.dwg Updated By: JFowler 12:17

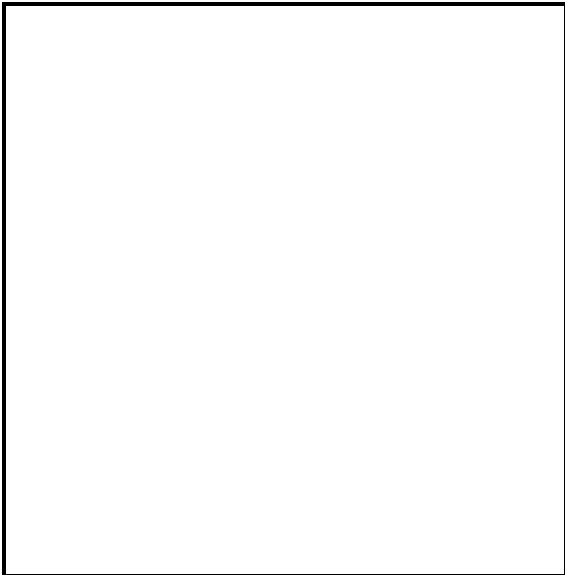
**ACCEPTANCE OF DEDICATION OF LAND
FOR PUBLIC RECREATION PURPOSES**

APN#: 010-733-06

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

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



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public purposes, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "C" (APN 010-733-06) CONTAINING 4,670 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3, FILE NO. 480514 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 GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2022.

GRANTEE, CARSON CITY

APPROVED

REVIEWED AND RECOMMENDED BY:

Lori Bagwell, Mayor

Date

Randall Rice P.E., City Engineer

Date

ATTEST:

APPROVED AS TO FORM:

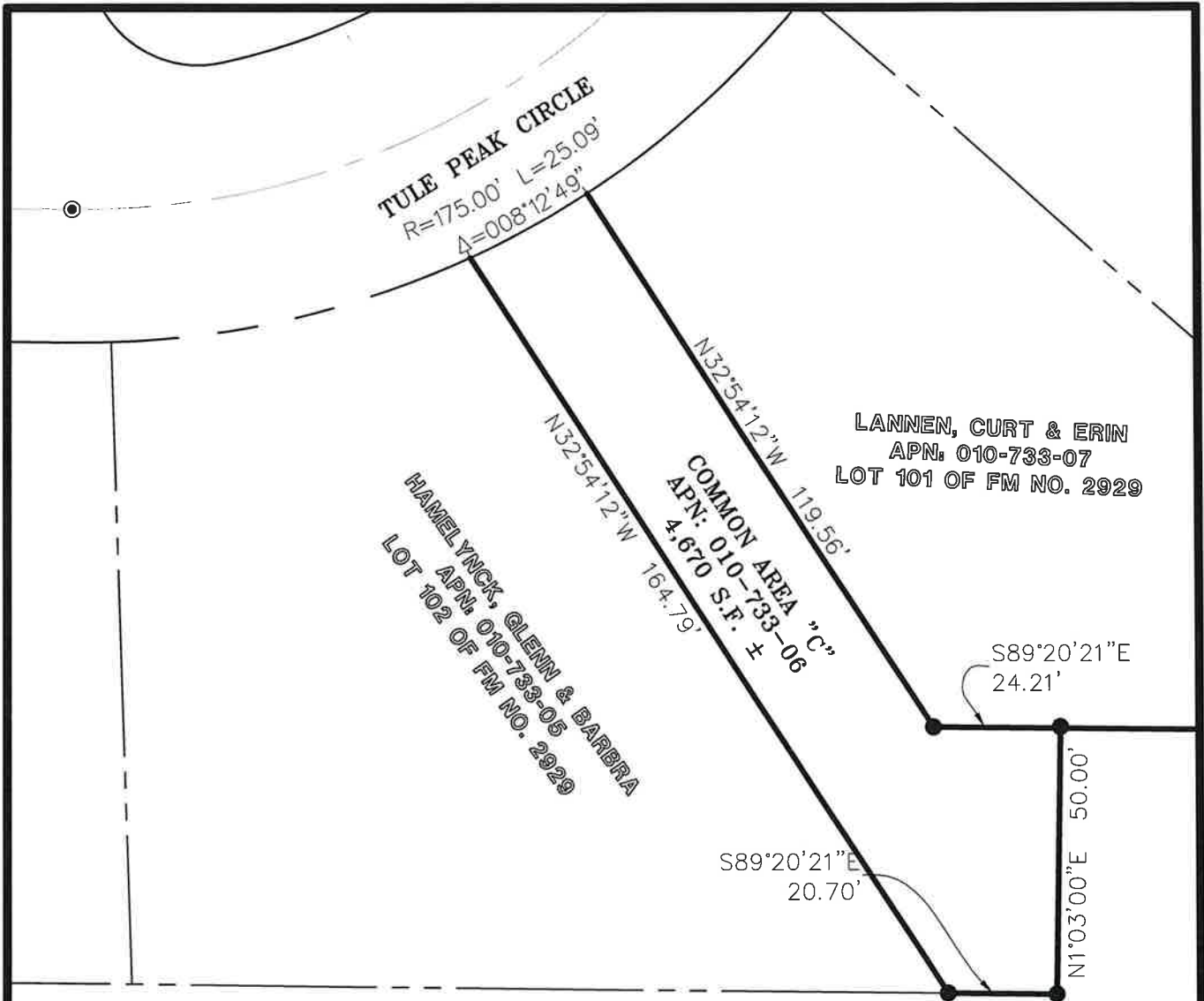
Aubrey Rowlett, Clerk-Recorder

Date

Carson City District Attorney

Date

EXHIBIT "A" - COMMON AREA C



LEGEND

- APN = ASSESSOR'S PARCEL NUMBER
- (R) = RADIAL BEARING
- = FOUND 5/8" REBAR AND CAP STAMPED "PLS 14120" UNLESS NOTED OTHERWISE
- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

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

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 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "C"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: <u>LHS</u>	SHEET
DRAWN BY: <u>HHF</u>	1 OF 1
DATE: <u>APRIL 2021</u>	CWCCN
SCALE: <u>1"=30'</u>	

Dwg Name: P:\cwccn\dwg\Surv\Final Drawings\phase 3 common area exhibits\cwccn_phases3_fm_exhibits-WORKING.dwg Updated By: JFowler 12:17

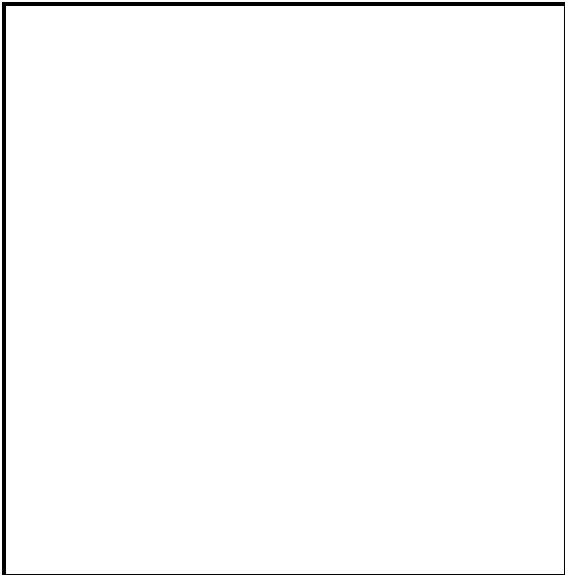
**ACCEPTANCE OF DEDICATION OF LAND
FOR PUBLIC RECREATION PURPOSES**

APN#: 010-731-01

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

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



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public use, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA “D” (APN 010-731-01) CONTAINING 3,848 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3, FILE NO. 480514 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 GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2022.

GRANTEE, CARSON CITY

APPROVED

REVIEWED AND RECOMMENDED BY:

Lori Bagwell, Mayor

Date

Randall Rice P.E., City Engineer

Date

ATTEST:

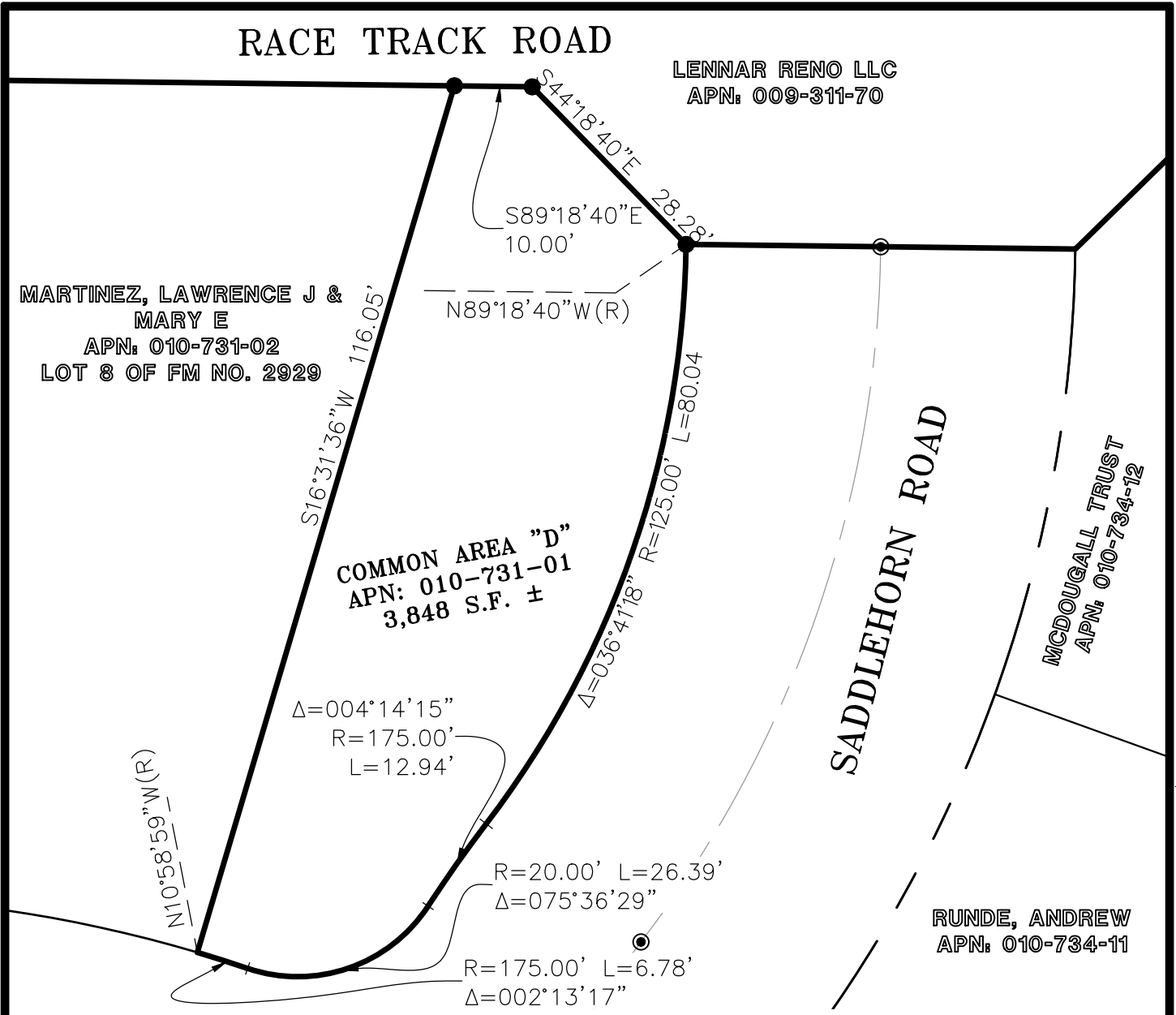
APPROVED AS TO FORM:

Aubrey Rowlett, Clerk-Recorder

Date

Carson City District Attorney

Date



LEGEND

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- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

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

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 Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "D"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: <u>LHS</u>	SHEET
DRAWN BY: <u>HHF</u>	1 OF 1
DATE: <u>APRIL 2021</u>	CWCCN
SCALE: <u>1"=20'</u>	

Dwg Name: P:\Cwccn\dwg\Surv\Final Drawings\phase 3 common area exhibits\cwwcn_phase3_fm_exhibits-WORKING.dwg Updated By: LSmithson 08:42

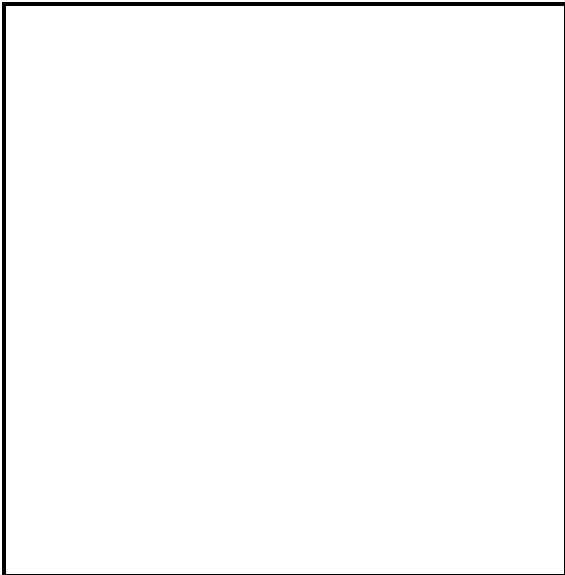
**ACCEPTANCE OF DEDICATION OF LAND
FOR PUBLIC RECREATION PURPOSES**

APN#: 010-733-18

GRANTOR: LENNAR RENO, LLC

GRANTEE: CARSON CITY, NEVADA

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



CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, HEREBY ACCEPTS THE DEDICATION IN FEE, for public use, of lands owned by Lennar Reno, LLC, more specifically described as follows:

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "E" (APN 010-733-18) CONTAINING 6,595 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 3, FILE NO. 480514 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 GRANTEE and to its assigns, forever.

IN WITNESS WHEREOF: I have hereunto set my hand, this ____ day of _____ 2022.

GRANTEE, CARSON CITY

APPROVED

REVIEWED AND RECOMMENDED BY:

Lori Bagwell, Mayor

Date

Randall Rice P.E., City Engineer

Date

ATTEST:

APPROVED AS TO FORM:

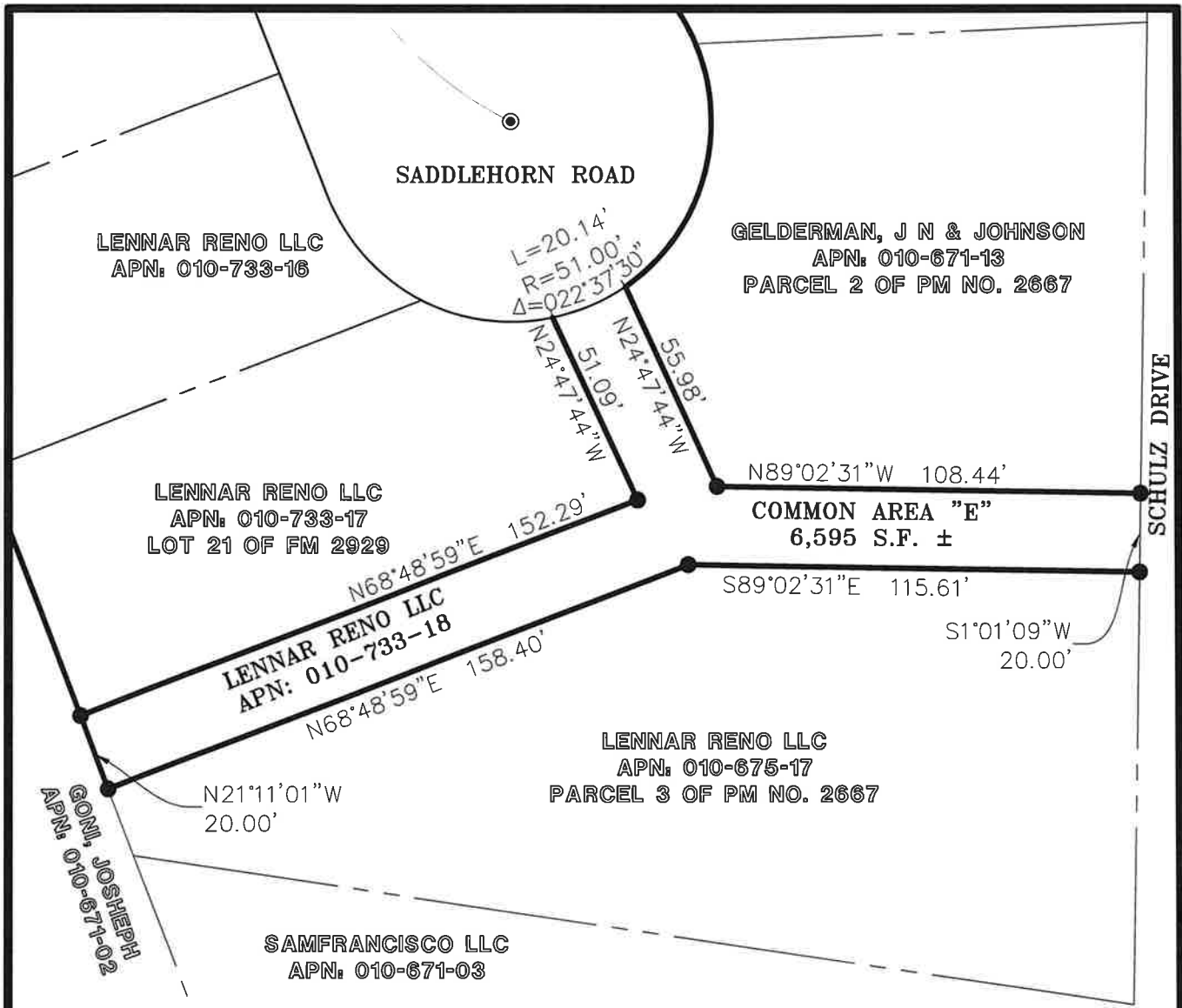
Aubrey Rowlett, Clerk-Recorder

Date

Carson City District Attorney

Date

EXHIBIT "A" - COMMON AREA E



LEGEND

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- ⊙ = FOUND CENTERLINE MONUMENT



BASIS OF BEARINGS

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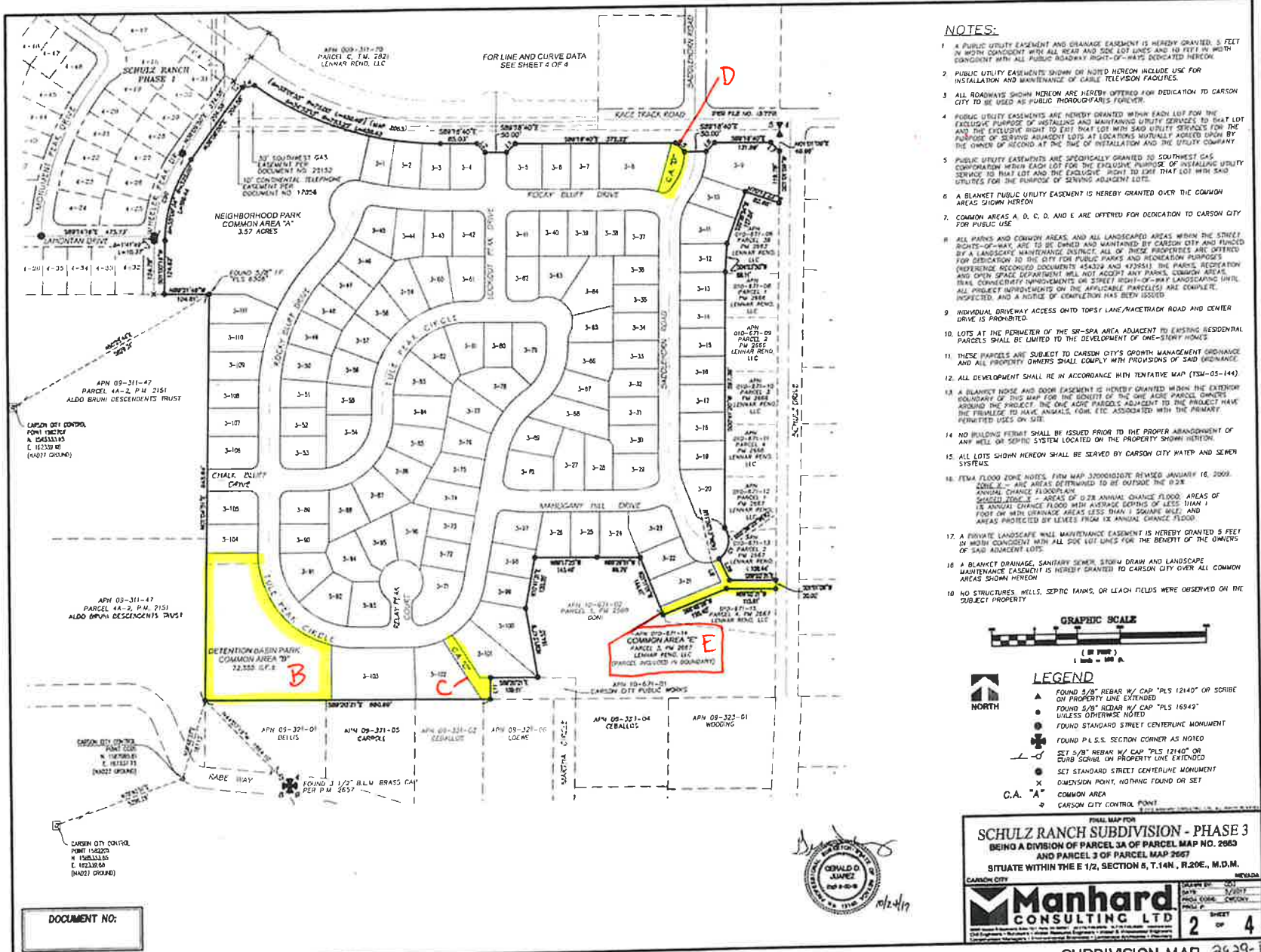
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 Construction Managers | Environmental Scientists | Landscape Architects | Planners

COMMON AREA "E"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 3	
PROJ. MGR.: <u>LHS</u>	SHEET
DRAWN BY: <u>HHF</u>	1 OF 1
DATE: <u>APRIL 2021</u>	
SCALE: <u>1"=40'</u>	CWCCN

Dwg Name: P:\c\ccn\dwg\Surv\final Drawings\phase 3 common area exhibits\c\ccn_phase3_fm_exhibits-WORKING.dwg Updated By: HIFowler 12:17

FINAL MAP MARKED WITH COMMON AREAS



2429-B

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LENNAR RENO, LLC, A NEVADA 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, AND THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. ANY WATER RIGHTS PERTINENT TO THE LANDS OFFERED FOR DEDICATION BY THIS MAP ARE HEREBY RESERVED AND SHALL REMAIN WITH PROPERTY OF THE PRESENT OWNER.

THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME. I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

LENNAR RENO, LLC
A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 11/5/17
PRINTED NAME: Justin Barber TITLE: VP

NOTARY CERTIFICATE

STATE OF Nevada S.S.
COUNTY OF Washoe

ON THIS 5th DAY OF November, 2017, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Justin Barber OF LENNAR RENO, LLC, A NEVADA 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. file # 2484132C

[Signature]
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 ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW: file 2484132C
NONE

BY: [Signature] DATE: 10/30/2017
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMERCIAL T.O. DATE
PRINTED NAME: Vickie Taylor

UTILITY COMPANIES CERTIFICATE

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

SEE NOTE 3 OF GENERAL NOTES ON SHEET 2 OF 4.

[Signature] DATE: 10/30/17
SIERRA PACIFIC POWER COMPANY
D/B/A NV ENERGY
NAME/TITLE PRINTED: Leland Johnson Land Technician

[Signature] DATE: 10/31/17
FRONTIER COMMUNICATIONS COMPANY
NAME/TITLE PRINTED: COREY BOLTON NETWORK ENGINEER

[Signature] DATE: 10/30/2017
CHARTER COMMUNICATIONS DIANE ALBRECHT HCC DESIGNER/CI

[Signature] DATE: 11-2-2017
CARSON CITY UTILITY DEPARTMENT
NAME/TITLE PRINTED: STEPHEN M. POTTEY / SR. PROJECT MGR.

SOUTHWEST GAS CERTIFICATE:

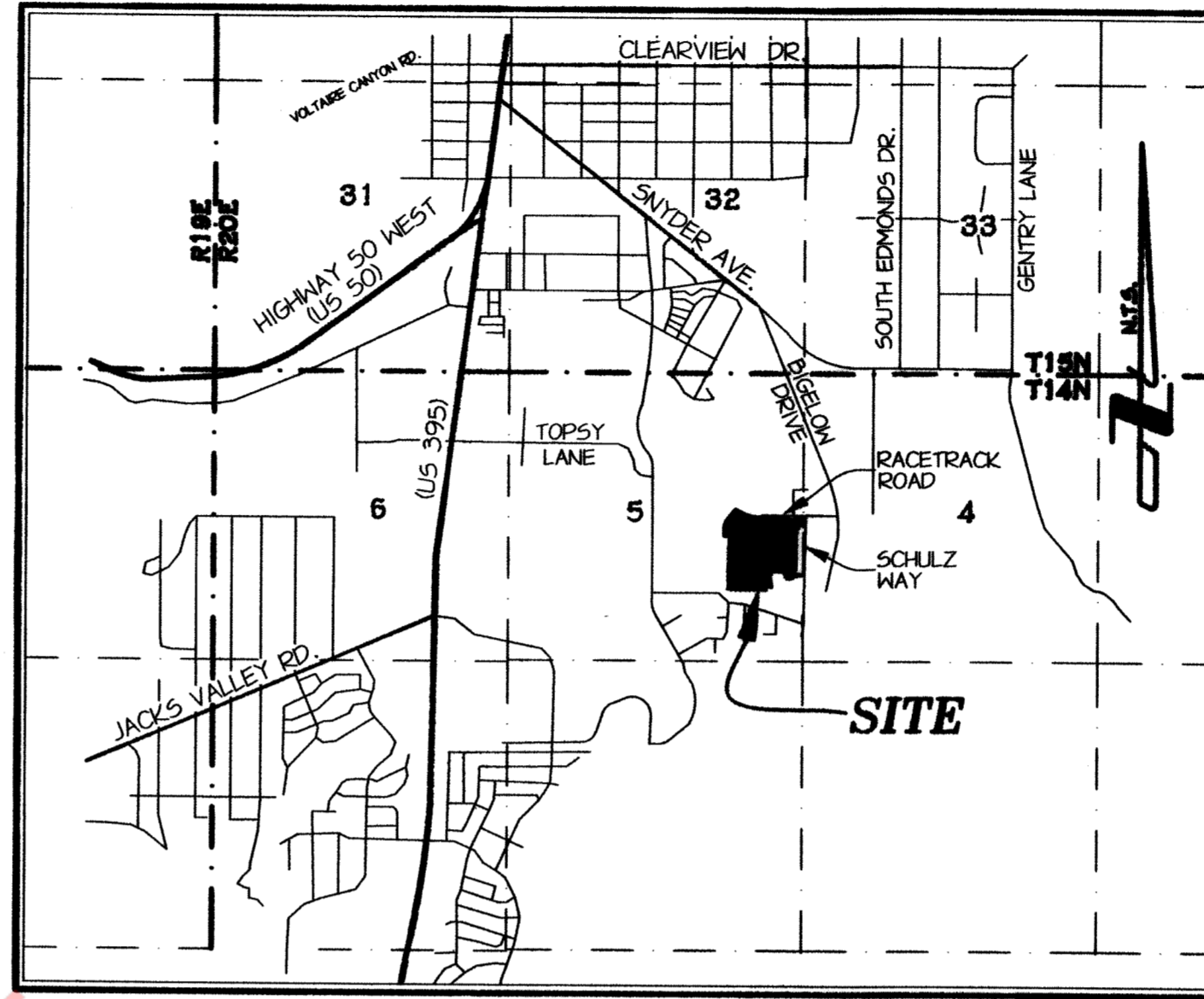
THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY SOUTHWEST GAS CORPORATION.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.

[Signature] DATE: 10/30/17
SOUTHWEST GAS
NAME/TITLE PRINTED: Amanda Marucci, Supervisor/Engineering

OFFICIAL PLAT OF
**SCHULZ RANCH SUBDIVISION
PHASE 3**

A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP

LAND USE SUMMARY

111 RESIDENTIAL LOTS = ±21.78 ACRES
5 COMMON AREAS = ±5.58 ACRES
RIGHT-OF-WAY = ±6.88 ACRES
TOTAL AREA = ±34.24 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 "231013L", 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.

[Signature] DATE: 11/16/17
LEE PLEMEL, AICP
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.

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.

[Signature] DATE: 10/25/2017
DIVISION OF WATER RESOURCES
NAME/TITLE PRINTED: MARK SWAZLIAN, SECTION CHIEF, WATER RIGHTS

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 AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] DATE: 10/25/2017
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL
NAME/TITLE PRINTED: Philip Migliore, P.E. Staff Engineer

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.

[Signature] DATE: 11-07-17
DANIEL STUCKY, PE. CITY ENGINEER
STEPHEN M. POTTEY SR. PROJECT MGR. DATE
ON BEHALF OF DANIEL STUCKY

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE LOOKOUT PEAK DRIVE, SUGARLOAF DRIVE, CHALK BLUFF DRIVE, RELAY PEAK DRIVE, TULE PEAK DRIVE, ROCKY BLUFF DRIVE, MAHOGANY HILL DRIVE AND SADDLEHORN ROAD. 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 11th DAY OF November, 2017.

[Signature] DATE: 11/16/2017
MAYOR
[Signature] DATE: 11/16/2017
CITY CLERK

TREASURER'S CERTIFICATE

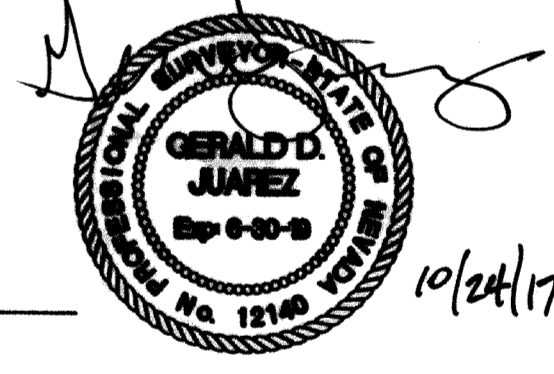
THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N. 010-671-07 & 010-671-14.

[Signature] DATE: 11/17
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 LENNAR RENO, 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 JULY 11, 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 31, 2018, 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 16th DAY OF November, 2017 AT 2:14 PM

IN BOOK 10, PAGE 2929 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF LENNAR RENO, LLC.

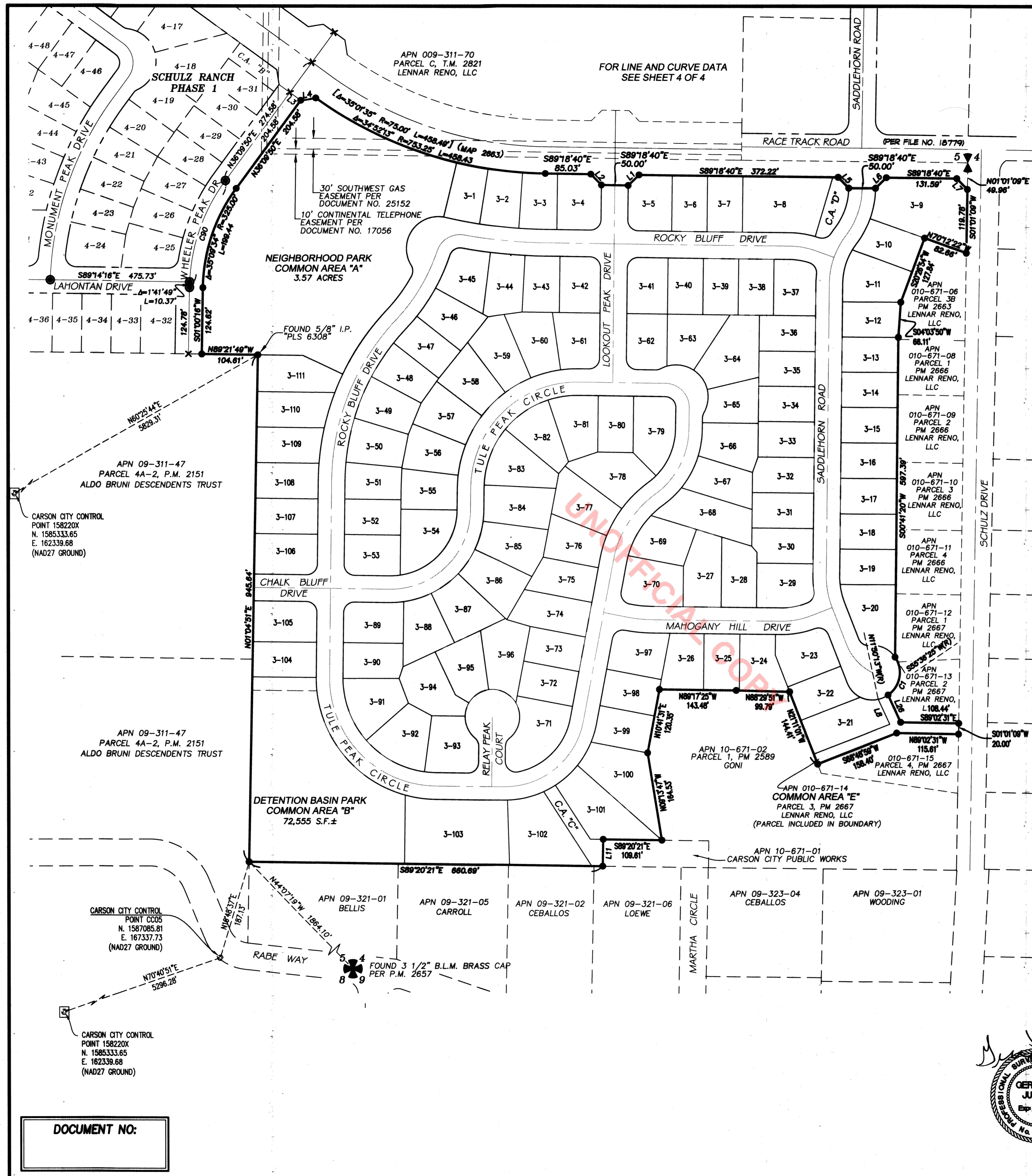
RECORDING FEE: \$90.00
FILE NO: 480514

[Signature] DATE: 11-16-17
CLERK RECORDER [Signature]

FSM-17-073

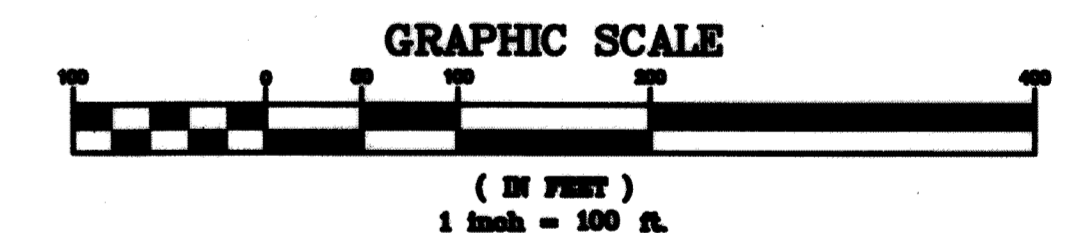
FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 3
BEING A DIVISION OF PARCEL 3A OF PARCEL MAP NO. 2663
AND PARCEL 3 OF PARCEL MAP NO. 2667
SITUATE WITHIN THE E 1/2, SECTION 5, T.14N., R.20E., M.D.M.
CARSON CITY NEVADA
Manhard CONSULTING LTD.
DRAWN BY: [Signature]
DATE: 5/2017
PROJ. CODE: CHCCNV
SHEET 1 OF 4
8800 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-748-8800 fc: 775-748-8800 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DOCUMENT NO:



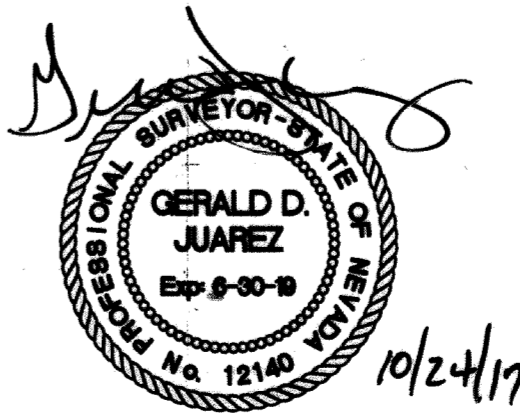
NOTES:

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.
2. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
3. ALL ROADWAYS SHOWN HEREON ARE HEREBY OFFERED FOR DEDICATION TO CARSON CITY TO BE USED AS PUBLIC THROUGHFARES FOREVER.
4. 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.
5. 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.
6. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
7. COMMON AREAS A, B, C, D, AND E ARE OFFERED FOR DEDICATION TO CARSON CITY FOR PUBLIC USE.
8. ALL PARKS AND COMMON AREAS, AND ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY, ARE TO BE OWNED AND MAINTAINED BY CARSON CITY AND FUNDED BY A LANDSCAPE MAINTENANCE DISTRICT. ALL OF THESE PROPERTIES ARE OFFERED FOR DEDICATION TO THE CITY FOR PUBLIC PARKS AND RECREATION PURPOSES (REFERENCE RECORDED DOCUMENTS 454329 AND 473951). THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT WILL NOT ACCEPT ANY PARKS, COMMON AREAS, TRAIL CONNECTIVITY IMPROVEMENTS OR STREET RIGHT-OF-WAY LANDSCAPING UNTIL ALL PROJECT IMPROVEMENTS ON THE APPLICABLE PARCEL(S) ARE COMPLETE, INSPECTED, AND A NOTICE OF COMPLETION HAS BEEN ISSUED.
9. INDIVIDUAL DRIVEWAY ACCESS ONTO TOPSY LANE/RACETRACK ROAD AND CENTER DRIVE IS PROHIBITED.
10. LOTS AT THE PERIMETER OF THE SR-SPA AREA ADJACENT TO EXISTING RESIDENTIAL PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE-STORY HOMES.
11. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
12. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TSM-05-144).
13. 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.
14. NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
15. ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
16. 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.
17. 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.
18. A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.
19. NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.



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

DOCUMENT NO:



FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 3
BEING A DIVISION OF PARCEL 3A OF PARCEL MAP NO. 2663
AND PARCEL 3 OF PARCEL MAP 2667
SITUATE WITHIN THE E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

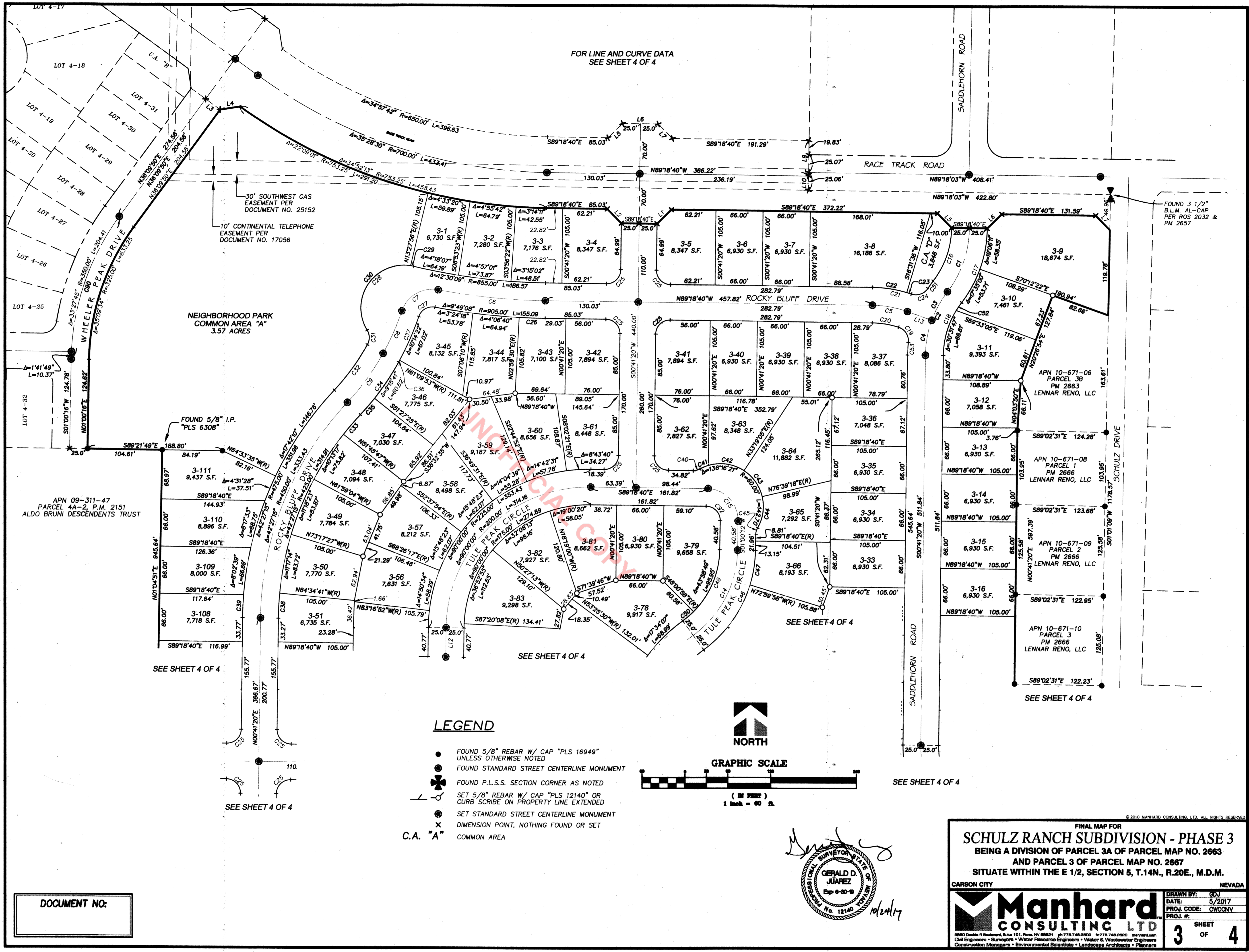
CARSON CITY NEVADA

Manhard CONSULTING LTD.

DRAWN BY: GJ
DATE: 5/2017
PROJ. CODE: CWCCNV
PROJ. #:

2 SHEET **4**

8800 Double R Boulevard, Suite 101, Reno, NV 89521 (775) 748-9500 (775) 748-9500 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

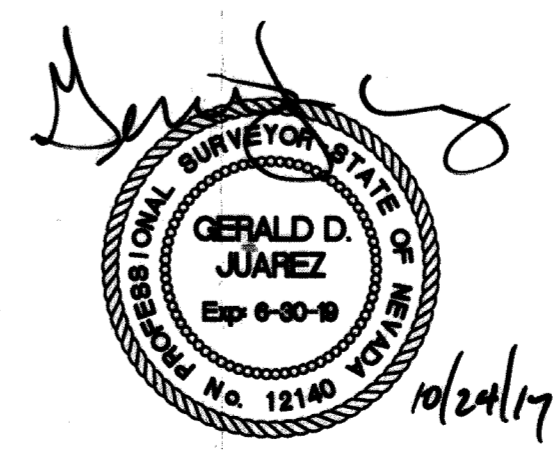
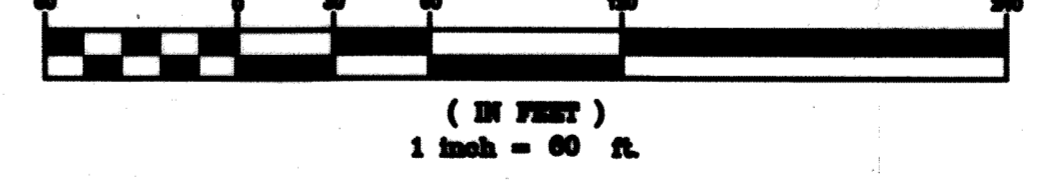


LEGEND

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



GRAPHIC SCALE



DOCUMENT NO:

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 3
BEING A DIVISION OF PARCEL 3A OF PARCEL MAP NO. 2663
AND PARCEL 3 OF PARCEL MAP NO. 2667
SITUATE WITHIN THE E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

CARSON CITY, NEVADA

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: GJJ
DATE: 5/2017
PROJ. CODE: CWCCNV
SHEET 3 OF 4

LINE #	BEARING	LENGTH
L1	S45°41'20"W	28.28'
L2	S44°18'40"E	28.28'
L3	S53°50'10"E	25.00'
L4	S81°09'50"W	28.31'
L5	S44°18'40"E	28.28'
L6	S45°41'20"W	28.28'
L7	S44°08'45"E	28.20'
L8	N24°47'44"W	51.09'
L9	N0°47'55"E	50.00'
L10	N0°41'33"E	19.96'
L11	N1°03'00"E	50.00'
L12	N0°41'20"E	40.77'
L13	S70°11'32"E	36.14'
L14	N68°47'44"E	42.44'
L15	S78°59'02"E	45.00'
L16	N18°18'38"E	23.10'
L17	S20°36'30"E	49.15'
L18	S61°47'09"E	49.32'
L19	N46°24'29"W	3.22'
L20	S73°54'23"E	45.52'
L21	S59°21'56"E	29.36'
L22	S89°20'21"E	24.21'
L23	S68°47'44"W	2.44'
L24	S40°12'48"E	15.27'
L25	S0°41'20"W	38.30'
L26	S24°47'44"E	55.98'

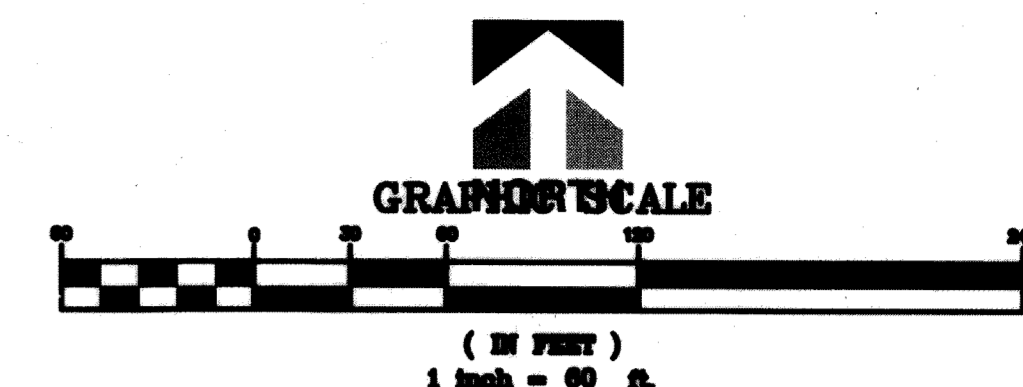
CURVE #	DELTA	RADIUS	LENGTH
C1	89°55'52"	51.00'	80.05'
C2	29°09'04"	51.00'	25.95'
C3	17°34'11"	150.00'	46.00'
C4	19°07'08"	150.00'	50.05'
C5	19°07'08"	150.00'	50.05'
C6	9°49'08"	880.00'	150.81'
C7	81°54'44"	45.00'	64.33'
C8	10°40'36"	350.00'	65.22'
C9	13°52'14"	350.00'	84.73'
C10	10°19'38"	250.00'	45.06'
C11	21°53'36"	150.00'	57.32'
C12	42°16'07"	100.00'	73.77'
C13	21°53'36"	160.00'	61.14'
C14	53°08'24"	150.00'	139.12'
C15	87°02'50"	48.00'	68.37'
C16	36°41'18"	125.00'	80.04'
C17	36°41'18"	175.00'	112.06'
C18	36°41'18"	125.00'	80.04'
C19	78°35'43"	20.00'	27.43'
C20	17°09'45"	125.00'	37.44'

CURVE #	DELTA	RADIUS	LENGTH
C21	18°03'32"	175.00'	55.16'
C22	15°50'16"	175.00'	48.37'
C23	2°13'17"	175.00'	6.78'
C24	75°36'29"	20.00'	26.39'
C25	90°00'00"	20.00'	31.42'
C26	2°18'10"	905.00'	36.37'
C27	81°54'44"	20.00'	28.59'
C28	134°41'43"	60.00'	141.05'
C29	3°54'41"	60.00'	4.10'
C30	130°47'02"	60.00'	136.96'
C31	60°46'35"	20.00'	21.21'
C32	13°52'14"	325.00'	78.68'
C33	4°54'22"	425.00'	36.39'
C34	13°52'14"	375.00'	90.78'
C35	4°36'33"	375.00'	30.17'
C36	0°26'14"	375.00'	2.86'
C37	10°40'36"	375.00'	69.88'
C38	4°43'59"	425.00'	35.11'
C39	3°53'24"	475.00'	32.25'
C40	28°57'18"	20.00'	10.11'

CURVE #	DELTA	RADIUS	LENGTH
C41	11°57'07"	60.00'	12.52'
C42	49°37'55"	60.00'	51.97'
C43	43°20'15"	60.00'	45.38'
C44	43°18'11"	60.00'	45.35'
C45	28°57'18"	20.00'	10.11'
C46	53°08'24"	175.00'	162.31'
C47	15°59'49"	175.00'	48.86'
C48	22°09'25"	175.00'	67.67'
C49	53°08'24"	125.00'	115.93'
C50	9°09'35"	125.00'	19.98'
C51	4°14'15"	175.00'	12.94'
C52	6°08'32"	125.00'	13.44'
C53	5°45'29"	175.00'	17.59'
C54	10°11'08"	175.00'	31.11'
C55	4°33'53"	175.00'	13.94'
C56	89°34'46"	20.00'	31.27'
C57	10°19'38"	225.00'	40.55'
C58	21°53'36"	125.00'	47.76'
C59	7°19'11"	20.00'	26.99'
C60	9°12'47"	185.00'	29.75'

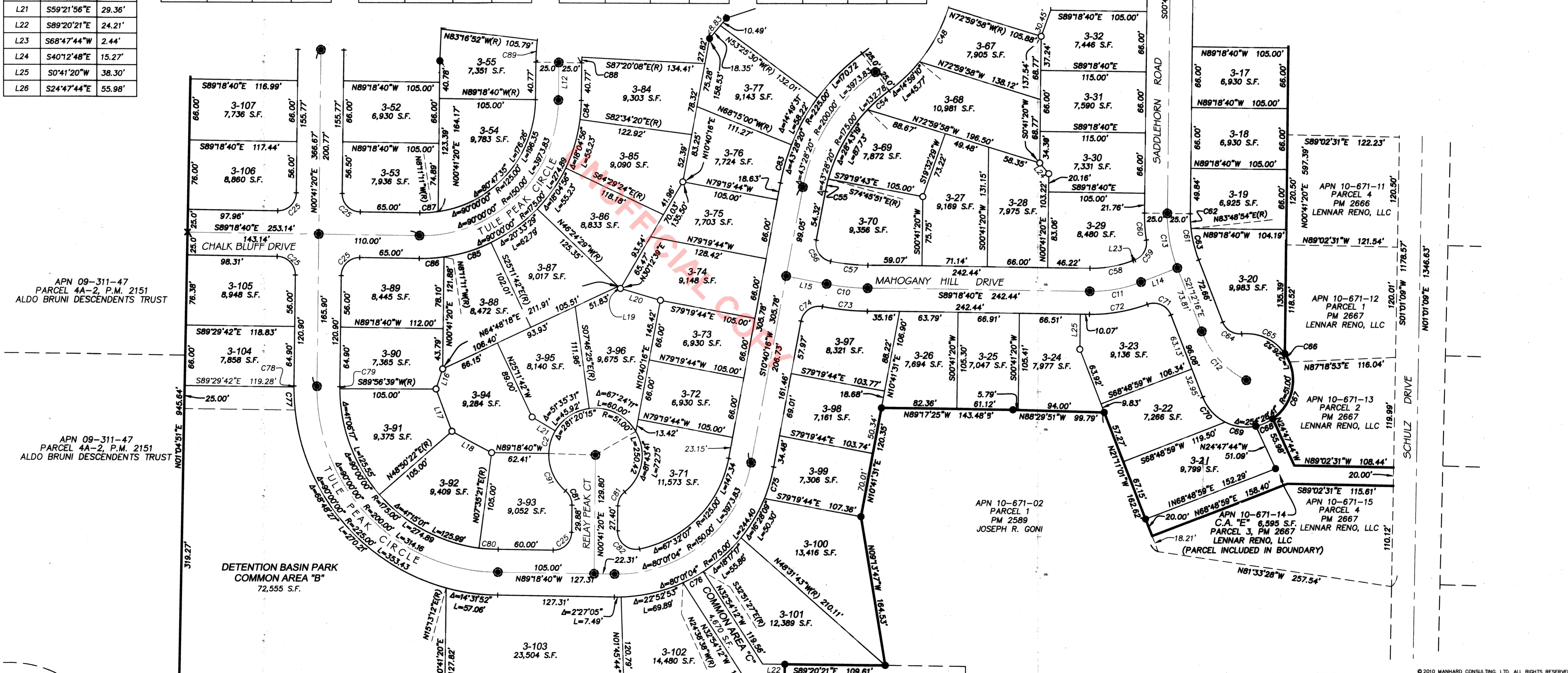
CURVE #	DELTA	RADIUS	LENGTH
C61	21°53'36"	135.00'	51.59'
C62	6°51'57"	135.00'	16.18'
C63	15°01'39"	135.00'	35.41'
C64	74°28'41"	20.00'	26.00'
C65	61°17'23"	51.00'	54.56'
C66	11°28'59"	51.00'	10.22'
C67	78°26'53"	51.00'	69.83'
C68	22°37'30"	51.00'	20.14'
C69	38°35'08"	51.00'	34.35'
C70	42°02'49"	51.00'	37.43'
C71	89°14'56"	20.00'	31.15'
C72	21°08'32"	175.00'	64.58'
C73	10°16'28"	275.00'	49.31'
C74	90°17'32"	20.00'	31.52'
C75	11°42'51"	175.00'	35.78'
C76	8°12'49"	175.00'	25.09'
C77	6°22'48"	225.00'	25.05'
C78	0°16'53"	225.00'	1.10'
C79	0°44'41"	175.00'	2.27'
C80	6°54'00"	175.00'	21.08'

CURVE #	DELTA	RADIUS	LENGTH
C81	50°40'08"	20.00'	17.69'
C82	102°26'57"	20.00'	35.77'
C83	11°04'43"	225.00'	43.51'
C84	6°44'20"	175.00'	20.58'
C85	17°39'48"	175.00'	53.95'
C86	8°52'31"	175.00'	27.11'
C87	9°12'45"	125.00'	20.09'
C88	1°58'32"	175.00'	6.03'
C89	6°01'48"	225.00'	23.68'
C90	35°09'34"	350.00'	214.78'
C91	51°27'47"	51.00'	45.81'
C92	90°18'52"	20.00'	31.53'



LEGEND

- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
- FOUND 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
- SET STANDARD STREET CENTERLINE MONUMENT
- ⊗ DIMENSION POINT, NOTHING FOUND OR SET
- C.A. "A" COMMON AREA



DOCUMENT NO: _____

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 3
 BEING A DIVISION OF PARCEL 3A OF PARCEL MAP NO. 2663
 AND PARCEL 3 OF PARCEL MAP NO. 2667
 SITUATE WITHIN THE E 1/2, SECTION 5, T.14N., R.20E., M.D.M.

CARSON CITY, NEVADA

Manhard CONSULTING LTD
8880 Double R Boulevard, Suite 101, Reno, NV 89521 ph:775-748-3800 fx:775-748-3800 manhard.com
 Civil Engineers - Surveyors - Water Resource Engineers - Water & Wastewater Engineers
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

DRAWN BY: GDJ
 DATE: 5/2017
 PROJ. CODE: CWQCNV
 PROJ. #:
 SHEET **4** OF **4**

2929-D

APNs:

010-733-03
010-733-06
010-731-01
010-733-18

Schulz Ranch Phase 3 landscape improvements:

Refer to attached legal descriptions and maps

When recorded, return to:

Carson City Parks, Recreation & Open Space Department
Attn. Nick Wentworth, Parks Project Manager
3303 Butti Way, Building 9
Carson City, Nevada 89701

NOTICE OF COMPLETION


Notice is hereby given that Carson City, a consolidated municipality existing under and by virtue of the laws of the State of Nevada, hereinafter called "City," has examined the following property consistent with Note 8 of the Final Map for Schulz Ranch Subdivision - Phase 3, recorded as Map Number 2929 on November 16, 2017:

CARSON CITY PARKS, RECREATION & OPEN SPACE DEPARTMENT
SCHULZ RANCH SUBDIVISION – PHASE 3 LANDSCAPING PROJECT
CARSON CITY, NEVADA

Lennar Reno, LLC, 10345 Professional Circle, Suite 100, Reno, Nevada, 89521, did on the 2nd day of March 2016, enter into a contract with Legends Landscaping, a landscape contractor in Carson City, State of Nevada, for the construction of the SCHULZ RANCH SUBDIVISION - PHASE 3 LANDSCAPING PROJECT, Carson City, Nevada.

That on the 8th day of September 2021, an authorized representative of the City completed a final inspection of the improvements on Common Areas B, C, D, and E from the Final Map for Schulz Ranch Subdivision - Phase 3, recorded as Map Number 2929 on November 16, 2017, and that City representative found that those improvements were complete within the terms of the Schulz Ranch Maintenance District Development Agreement, recorded document number 454328.

By:


Jennifer Budge, CPRP, Director
Parks Recreation and Open Space Department

LEGAL DESCRIPTIONS

APN: 010-733-03

Detention Basin Park, "Common Area B"

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

THAT AREA OFFERED FOR DEDICATION SHOWN AS DETENTION BASIN PARK COMMON AREA "B" (APN 010-733-03) CONTAINING 72,555 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 3, FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

APN: 010-733-06

"Common Area C"

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

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "C" (APN 010-733-06) CONTAINING 4,670 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 3, FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "B" ATTACHED HERETO.

APN: 010-731-01

"Common Area D"

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

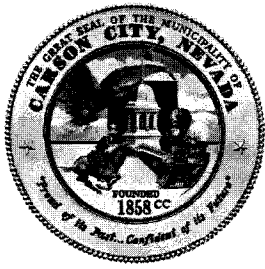
THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "D" (APN 010-731-01) CONTAINING 3,848 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 3, FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "C" ATTACHED HERETO.

APN: 010-733-18

"Common Area E"

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

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "E" (APN 010-733-18) CONTAINING 6,595 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2929, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 3, FILE NO. 480514 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "D" ATTACHED HERETO.



CARSON CITY CLERK-RECORDER

AUBREY ROWLATT

Clerk-Recorder

Carson City

885 E. Musser St, Carson City, NV 89701

RECORDER: (775) 887-2260 | CLERK: (775) 887-2087

www.carson.org

Transaction # 1021832	Attention:	Source: Drop-off
Receipt # 33372	Name: BOS	Returned: Drop-off
Cashier Date: 12/21/2021	Address:	
Cashier: CJMACIAS		

NOTICE OF COMPLETION

Document Number: 528255

PAYMENT:	AMOUNT:	\$0.00
Total Payments:	Total Fees:	Check Overage:
\$ 0.00	\$ 0.00	\$ 0.00

Notes: