



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** January 20, 2022

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a proposed resolution accepting the dedication of right-of-way designated as Carson City Assessor's Parcel Number ("APN") 010-763-01 and also known as portions of Banner Peak Drive, Wheeler Peak Drive and Chalk Bluff Drive, as offered for dedication by the Final Map for Schulz Ranch Phase 5, recorded in the office of the Carson City Clerk-Recorder as Document No. 514324, Map No. 3001 on December 18, 2020. (Robert Nellis, RNellis@carson.org; Randall Rice, RRice@carson.org)

Staff Summary: Staff is requesting acceptance of APN 010-763-01 containing right-of-way which is located at Schulz Ranch Phase 5. This parcel was offered for dedication during recordation of the final map, but the City inadvertently both accepted and rejected the right-of-way. The street improvements have been constructed and City staff has determined that the right-of-way is built to City standards. City staff recommends acceptance of the dedication by resolution to cure any potential ambiguity in the final map.

Agenda Action: Resolution **Time Requested:** Consent

Proposed Motion

I move to adopt Resolution no. 2022-R-_____.

Board's Strategic Goal

Efficient Government

Previous Action

September 19, 2019 - Board of Supervisors approved Tentative Subdivision Map TSM-19-124.

September 3, 2020 - Board of Supervisors approved an amendment to the Schulz Ranch Maintenance District to include Schulz Ranch Subdivision Phase 5, completing condition of approval #32 for TSM-19-124.

December 17, 2020 - Board of Supervisors approved Schulz Ranch Phase 5 Final Map.

Background/Issues & Analysis

The Schulz Ranch Phase 5 subdivision is located at the southern terminus of Wheeler Peak Drive and the western terminus of Chalk Bluff Drive, and formerly designated as APN 009-311-47 (SUB-2020-0005). It is a residential development consisting of 29 single-family residential lots and right-of-way zoned Single Family

6,000-Specific Plan Area ("SF6-SPA"). The right-of-way now offered by dedication has its own APN, which is APN 010-763-01. This right-of-way was offered for dedication on the Schulz Phase 5 Final Map recorded on December 18, 2020; however, at that time, the City inadvertently deferred acceptance and accepted, simultaneously. The right-of-way is constructed, and City staff has determined that the right-of-way is built to City standards. Therefore, City staff recommends acceptance of the dedication by resolution to cure any ambiguity in the final map.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.390; CCMC 17.06.025

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 adopt the resolution and/or provide alternative direction.

Attachments:

- 1. [Resolution - Schulz Ranch Phase 5 Acceptance of ROW_Final.docx](#)
- 2. [Exhibit A - Map 3001.pdf](#)
- 3. [Location Map - Schulz_Ranch Phase 5.pdf](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2022-R-_____

A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC RIGHT- OF-WAY AT SCHULZ RANCH PHASE 5 DESIGNATED AS APN 010-763-01 (PORTIONS OF BANNER PEAK DRIVE, WHEELER PEAK DRIVE, AND CHALK BLUFF DRIVE)

WHEREAS, it is a function of Carson City to operate and maintain public streets; and

WHEREAS, portions of Banner Peak Drive, Wheeler Peak Drive, and Chalk Bluff Drive, collectively designated as APN 010-763-01, were offered for dedication by the Final Map for Schulz Ranch Phase 5, recorded in the office of the Carson City Clerk-Recorder as Document No. 514324, Map No. 3001, and situated within Section 5, Township 14 North, and Range 20 East, M.D.M., as described and shown in Exhibit “A”; and

WHEREAS, in the Final Map for Schulz Ranch Phase 5, Carson City inadvertently accepted and rejected acceptance of the offered right-of-way dedication, thereby creating ambiguity as to whether the offered right-of-way had been accepted; and

WHEREAS, NRS 278.390 provides that if at the time a final map is approved any streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date, and without further action by the property owner, rescind its rejection and accept the street for public use; and

WHEREAS, Carson City Municipal Code 17.06.025 further provides that if at the time of final map any highways are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date, and without further action by the subdivider, rescind its rejection and accept highways for public use, which same shall be recorded in the official city records; and

WHEREAS, the Carson City Board of Supervisors finds that the right-of-way offered for dedication in the Final Map for Schulz Ranch Phase 5 is necessary for public access and it is in the best interest of the public to accept said right-of-way; and

WHEREAS, the Carson City Board of Supervisors desires to cure any ambiguity regarding acceptance of the right-of-way offered for dedication in the Final Map for Schulz Ranch Phase 5; and

NOW, THEREFORE, BE IT RESOLVED, that the Carson City Board of Supervisors pursuant to the authority granted by NRS 278.390 and the Carson City Municipal Code hereby accepts the dedication of the right-of-way hereinabove described.

BE IT FURTHER RESOLVED, and hereby ordered that this resolution be recorded in the office of the Carson City Clerk-Recorder.

ADOPTED this 20th day of January, 2022.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

LORI BAGWELL
Mayor

ATTEST

AUBREY ROWLATT
Clerk-Recorder

Doc # 514324
 Recorded 12/18/2020 3:49 PM
 Requested by CARSON CITY PLANNING
 Carson City, NV
 Aubrey Rowlett, Clerk - Recorder
 Aubrey Rowlett, Clerk - Recorder
 Recorded By: CF

SCHULZ RANCH SUBDIVISION

OFFICIAL PLAT OF

PHASE 5

A COMMON OPEN SPACE SUBDIVISION

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010 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.

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.

THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010

BY: Mark R. Krueger DATE: Oct 1, 2020

PRINTED NAME: MARK R. KRUEGER TITLE: TRUSTEE

NOTARY CERTIFICATE

State of Nevada
 County of Washoe

ON THIS 1 DAY OF October, 2020, PERSONALLY APPEARED BEFORE ME, Mark R. Krueger AS TRUSTEE OF THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Christina McFarlane
 NOTARY PUBLIC



Christina McFarlane
 PRINT NAME

COMMISSION NO. 17-3637-2 EXPIRES ON Oct. 20, 2027

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:

None

BY: Cory Miller DATE: 9/28/2020

FIRST AMERICAN TITLE INSURANCE COMPANY
 PRINTED NAME: Cory Miller VP, Nevada File # 2585236

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES.

L. Perkins DATE: 10/7/2020
 SIERRA PACIFIC POWER COMPANY
 D/B/A NV ENERGY
 NAME/TITLE PRINTED: LEATHERNE PERKINS ASSOC ROW AGENT

Chris Willey DATE: 9/23/20
 FRONTIER COMMUNICATIONS COMPANY

Brandon Thompson DATE: 9-22-20
 CHARTER COMMUNICATIONS

Randall Rice DATE: 12-18-20
 CARSON CITY UTILITY DEPARTMENT

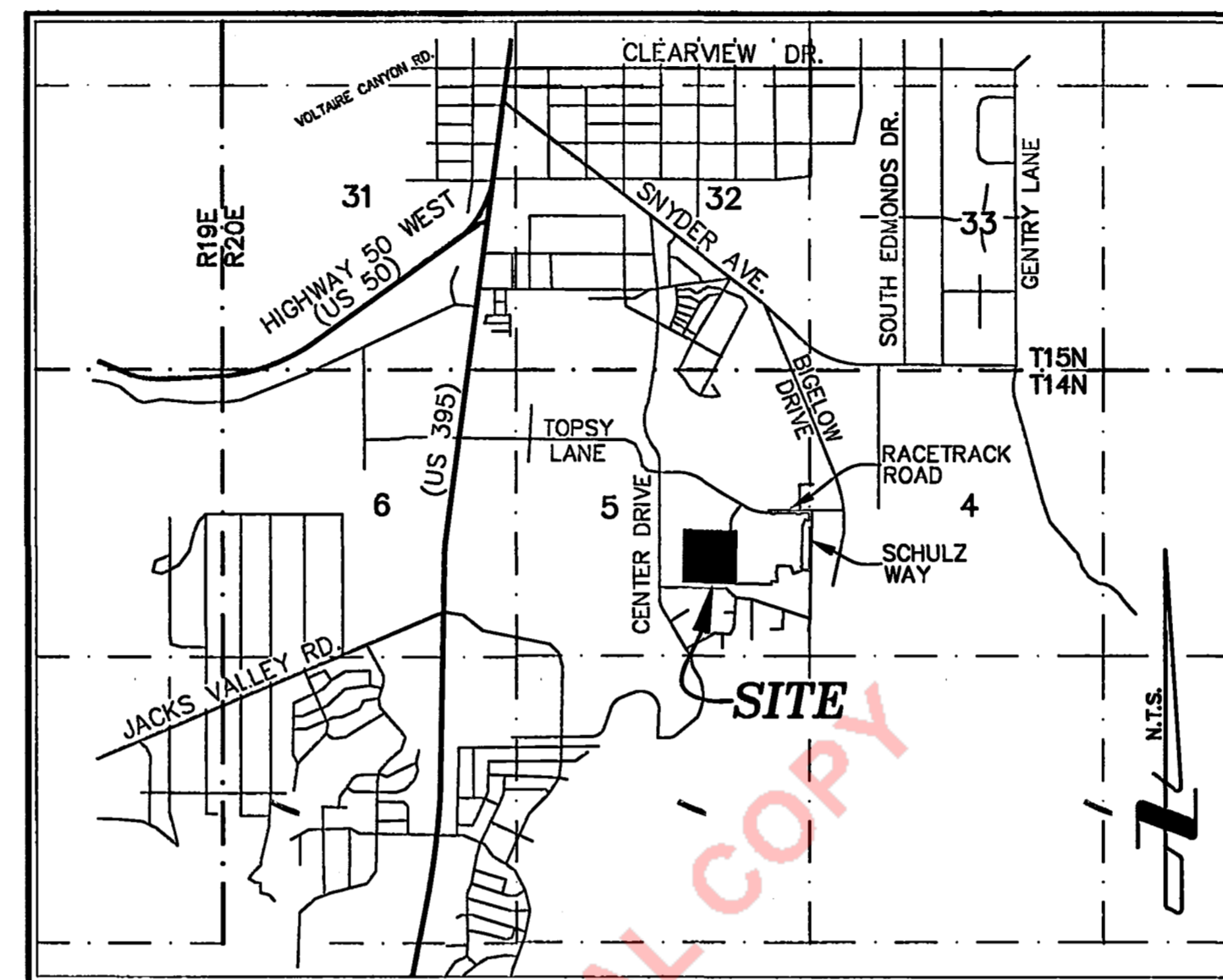
Amanda Marcucci DATE: 9/29/20
 SOUTHWEST GAS
 NAME/TITLE PRINTED: Amanda Marcucci, Supervisor/Engineering

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.

REZ DATE: 10/8/2020
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,
 BUREAU OF WATER POLLUTION CONTROL

NAME/TITLE PRINTED: Lynn Foley - NDEP-BWPC, SEII



VICINITY MAP

UNOFFICIAL COPY

CARSON CITY CLERK

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS BEING REJECTED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS 278.390

Aubrey Rowlett DATE: 12-18-20
 CITY CLERK
 NAME PRINTED: Aubrey Rowlett

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.

Karl Estenillo DATE: 10-8-2020
 DIVISION OF WATER RESOURCES
 NAME/TITLE PRINTED: Karl Estenillo - supervisor

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.

Randall Rice DATE: 12-18-20
 RANDALL RICE, PE,
 CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE BANNER PEAK DRIVE, CHALK BLUFF DRIVE AND WHEELER PEAK DRIVE. 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 17th DAY OF December, 2020.

Paul Bland DATE: 12-18-20
 MAYOR
Aubrey Rowlett DATE: 12-18-20
 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. 009-311-47.

Cynthia Wilson, by Bk. Hold. Cor. DATE: 12-9-20
 TREASURER

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP (TSM-19-124) AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

Lee Plemel DATE: 12/18/20
 LEE PLEMEL, AICP,
 COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE KRUEGER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JUNE 6, 2019.
- 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.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY OCT. 23, 2020, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



LEE H. SWINSON, P.L.S.
 NEVADA CERTIFICATE NO. 5097

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF December, 2020 AT 3:49 PM

IN BOOK 11, PAGE 3001 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF MANHARD CONSULTING, LTD.

RECORDING FEE: \$ 88.00
 FILE NO: 514324

Lee Plemel DATE: 12-18-2020
 CLERK/RECORDER

SUB-2020-0005

FINAL MAP
FOR
SCHULZ RANCH SUBDIVISION-PHASE 5
BEING A DIVISION OF PARCEL 2C OF PARCEL MAP NO. 2151
SITUATE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5,
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY NEVADA

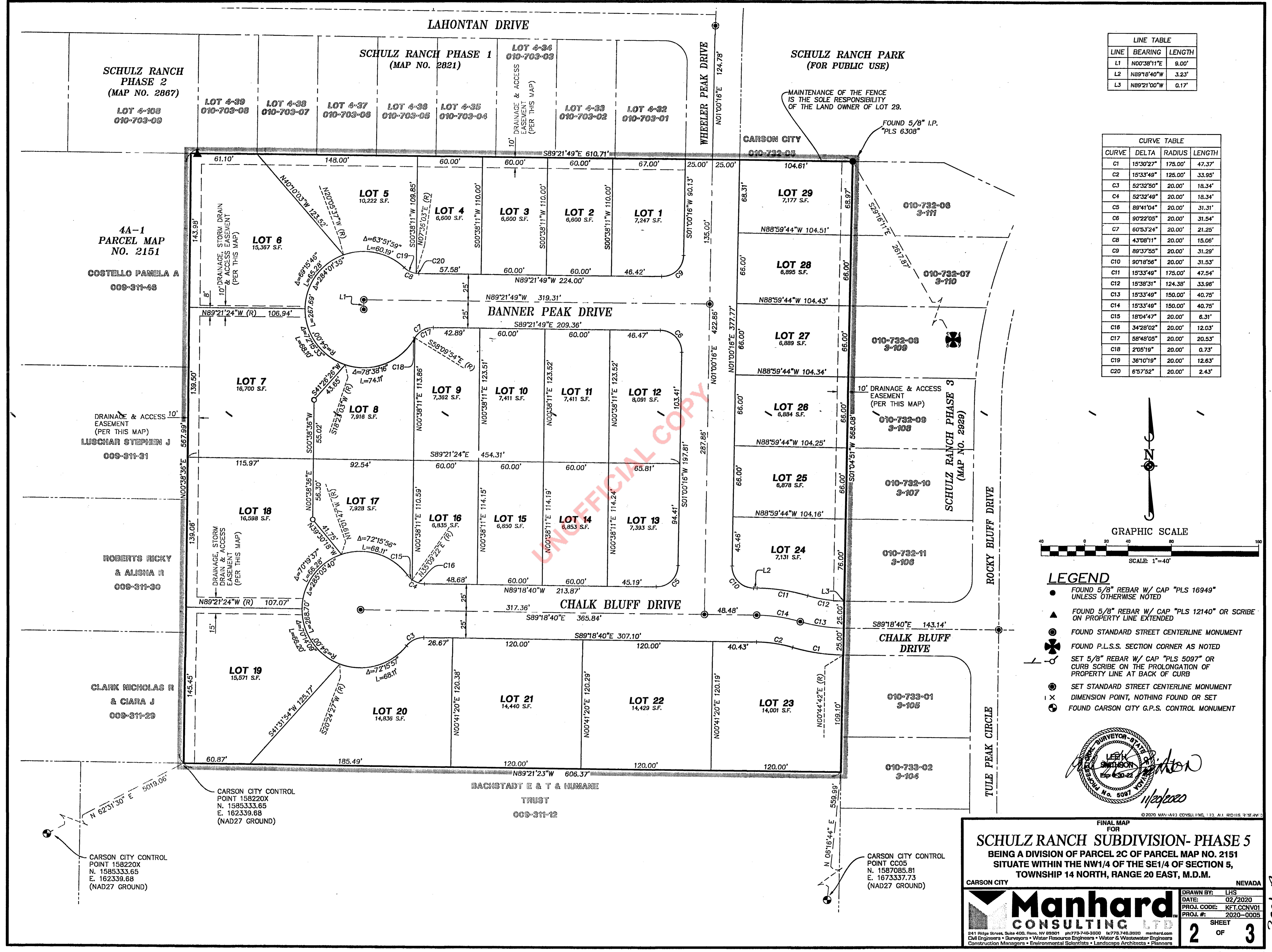
Manhard

DRAWN BY: XXX
DATE: 02/2020
PROJ. CODE: KFT.CCNV01
PROJ. #: 2020-0005

241 Ridge Street, Suite 400, Reno, NV 89501
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

1

SHEET
OF
3

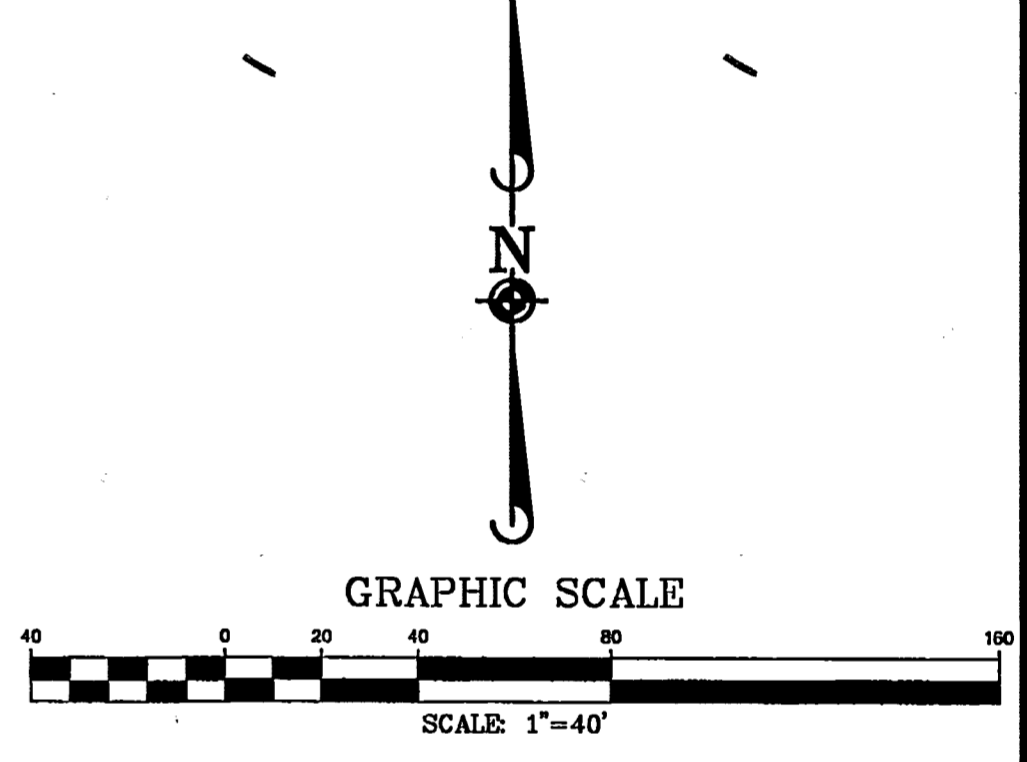


LINE TABLE

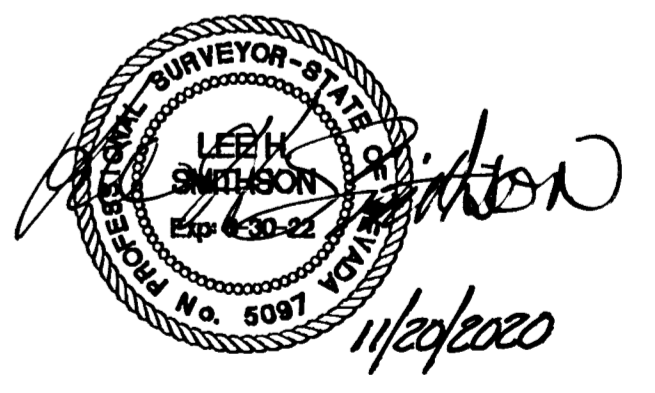
LINE	BEARING	LENGTH
L1	N00°38'11"E	9.00'
L2	N89°18'40"W	3.23'
L3	N89°21'00"W	0.17'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	15°30'27"	175.00'	47.37'
C2	15°33'49"	125.00'	33.95'
C3	52°32'50"	20.00'	18.34'
C4	52°32'49"	20.00'	18.34'
C5	89°41'04"	20.00'	31.31'
C6	90°22'05"	20.00'	31.54'
C7	60°53'24"	20.00'	21.25'
C8	43°08'11"	20.00'	15.06'
C9	89°37'55"	20.00'	31.29'
C10	90°18'56"	20.00'	31.53'
C11	15°33'49"	175.00'	47.54'
C12	15°38'31"	124.38'	33.96'
C13	15°33'49"	150.00'	40.75'
C14	15°33'49"	150.00'	40.75'
C15	18°04'47"	20.00'	6.31'
C16	34°28'02"	20.00'	12.03'
C17	58°48'05"	20.00'	20.53'
C18	2°05'19"	20.00'	0.73'
C19	36°10'19"	20.00'	12.63'
C20	6°57'52"	20.00'	2.43'



- LEGEND
- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
 - ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR SCRIBE ON PROPERTY LINE EXTENDED
 - FOUND STANDARD STREET CENTERLINE MONUMENT
 - ✱ FOUND P.L.S.S. SECTION CORNER AS NOTED
 - SET 5/8" REBAR W/ CAP "PLS 5097" OR CURB SCRIBE ON THE PROLONGATION OF PROPERTY LINE AT BACK OF CURB
 - SET STANDARD STREET CENTERLINE MONUMENT
 - ✱ DIMENSION POINT, NOTHING FOUND OR SET
 - FOUND CARSON CITY G.P.S. CONTROL MONUMENT



FINAL MAP FOR
SCHULZ RANCH SUBDIVISION-PHASE 5
 BEING A DIVISION OF PARCEL 2C OF PARCEL MAP NO. 2151
 SITUATE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5,
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.
 CARSON CITY NEVADA

Manhard CONSULTING LTD

DRAWN BY: LHS
 DATE: 02/2020
 PROJ. CODE: KFT.CCNV01
 PROJ. #: 2020-0005

SHEET 2 OF 3

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 773-749-3000 fx: 773-746-9950 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

EXHIBIT A

SUBDIVISION MAP 3001-A

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 THOROUGHFARES 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. 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 473961). 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
7. LOTS AT THE PERIMETER OF THE EAST, WEST AND SOUTH PROPERTY ADJACENT TO EXISTING RESIDENTIAL PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE-STORY HOMES.
8. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
9. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TSM-19-124).
10. NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
11. ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
12. FEMA FLOOD ZONE NOTES: FIRM MAP 3200010207E REVISED JANUARY 16, 2009. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
13. 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.
14. A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.
15. NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.
16. FENCING ACROSS THE DRAINAGE SWALE IS PROHIBITED. THE SCHULZ RANCH MAINTENANCE DISTRICT IS RESPONSIBLE FOR MAINTENANCE OF THE SWALE.
17. HORSES AND OTHER LIVESTOCK IS PERMITTED ON ADJACENT PROPERTIES AND THAT THERE MAY BE AN INCONVENIENCE OR DISCOMFORT ASSOCIATED WITH LIVING IN CLOSE PROXIMITY TO SUCH PROPERTIES.
18. THE STORM DRAIN LOCATED WITHIN THE EASEMENT SHOWN ON THE FINAL MAP WILL BE MAINTAINED BY THE SCHULZ RANCH MAINTENANCE DISTRICT.

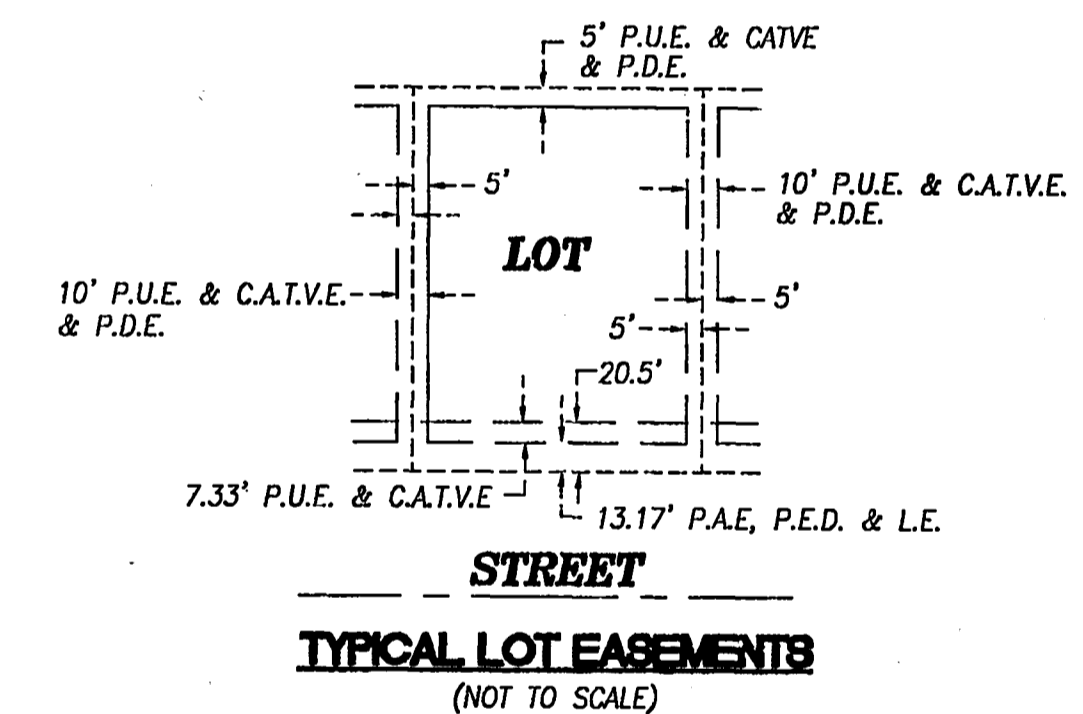
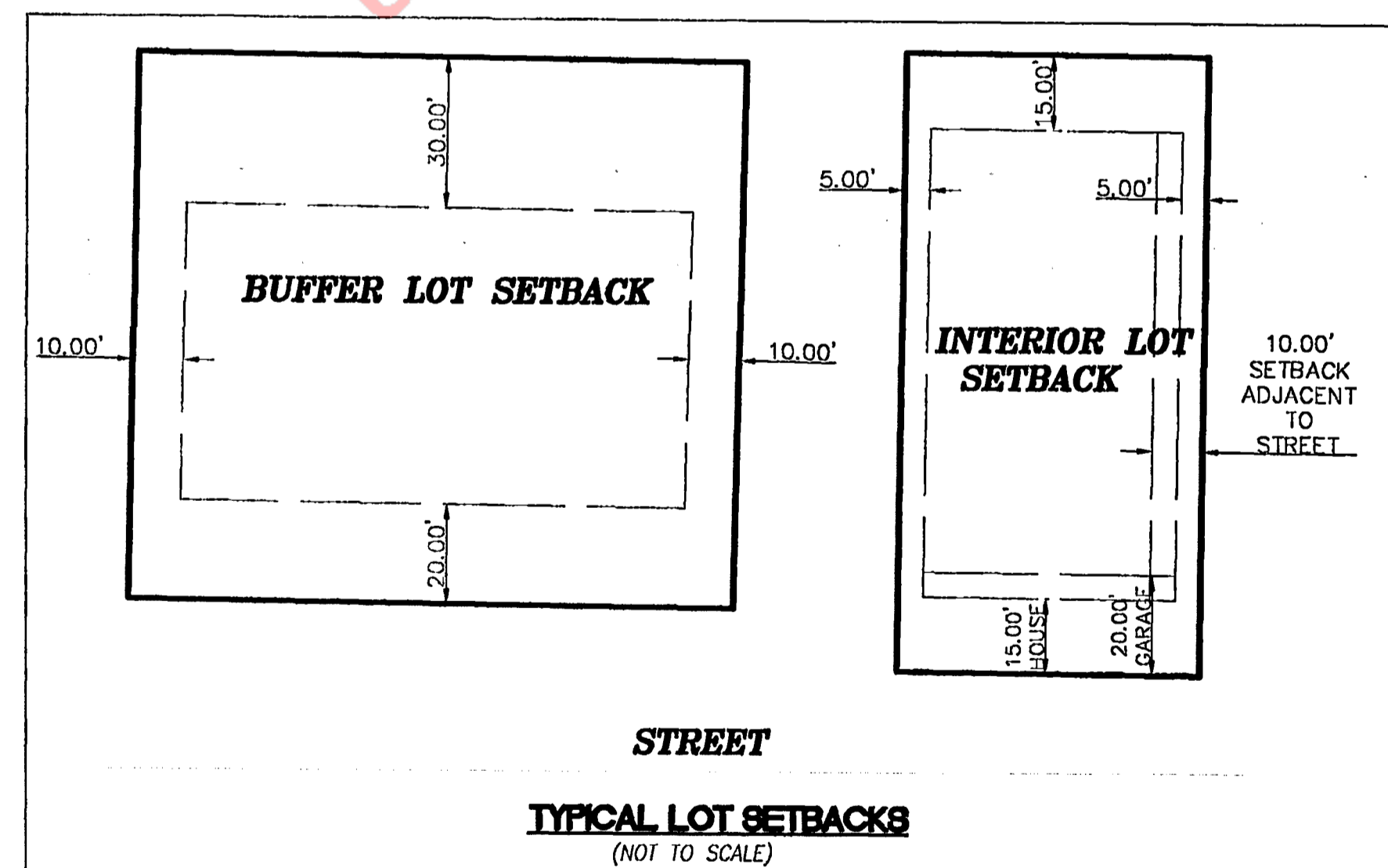
LEGEND

- FOUND 5/8" REBAR W/ CAP "PLS 16949" UNLESS OTHERWISE NOTED
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON THE PROLONGATION OF PROPERTY LINE AT BACK OF CURB
- FOUND STANDARD STREET CENTERLINE MONUMENT
- ⊕ FOUND P.L.S.S. SECTION CORNER AS NOTED
- SET 5/8" REBAR W/ CAP "PLS 5097" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- SET STANDARD STREET CENTERLINE MONUMENT
- × DIMENSION POINT, NOTHING FOUND OR SET

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.
5. FINAL MAP NO. 2821, RECORDED AUGUST 11, 2014.
6. FINAL MAP NO. 2867, RECORDED JULY 22, 2016.
7. FINAL MAP NO. 2929, RECORDED NOVEMBER 16, 2017.
8. RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010.

UNOFFICIAL COPY



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. TO TRANSLATE FROM NAD27 TO NAD83/94 MOVE GRID COORDINATES NORTH 09°11'43" EAST A DISTANCE OF 13,294,177.17 FEET.

LAND USE SUMMARY

29 RESIDENTIAL LOTS = ±6.30 ACRES
 RIGHT-OF-WAY = ±1.63 ACRES
 TOTAL AREA = ±7.94 ACRES



© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

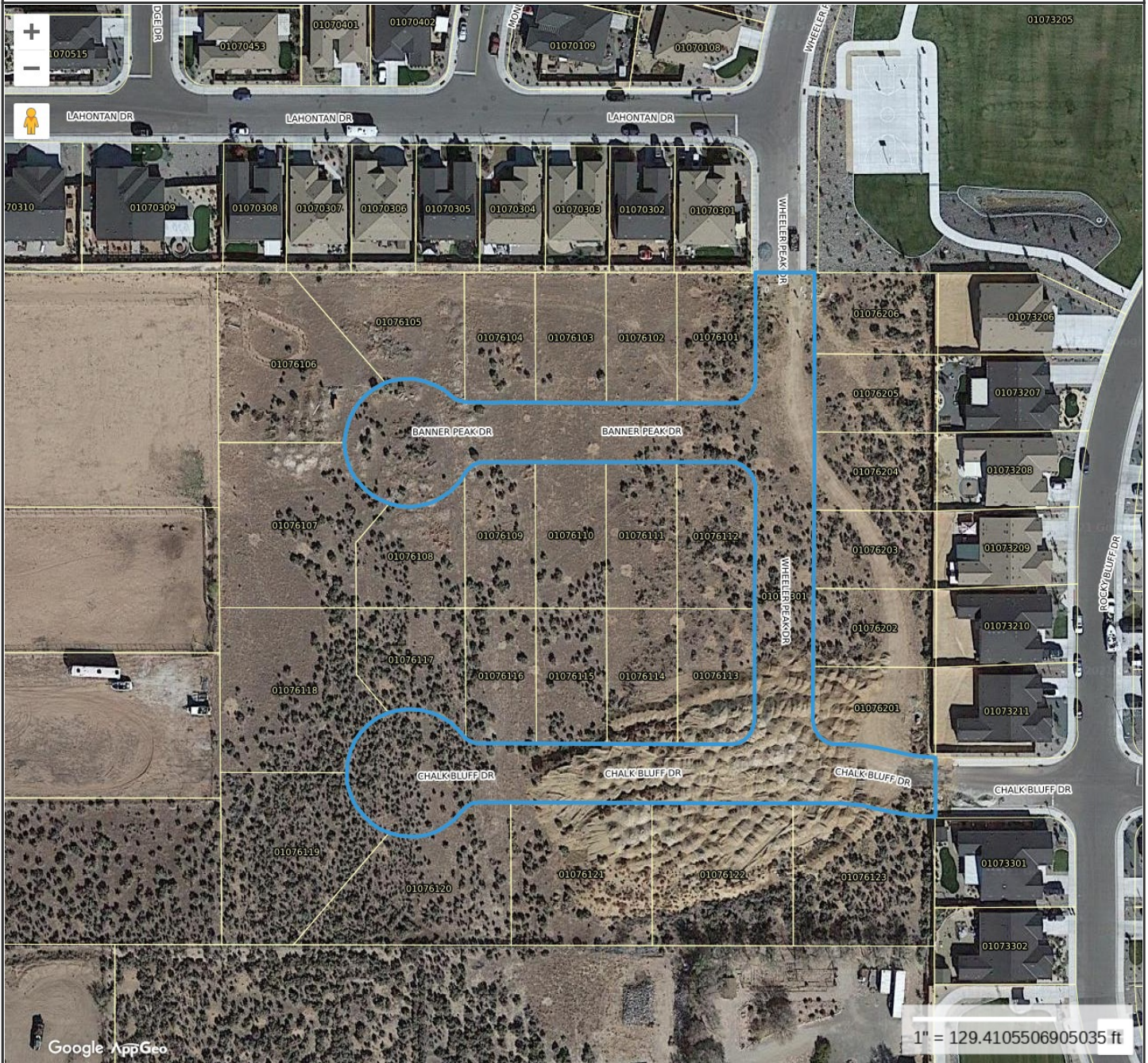
FINAL MAP FOR
SCHULZ RANCH SUBDIVISION- PHASE 5
 BEING A DIVISION OF PARCEL 2C OF PARCEL MAP NO. 2151
 SITUATE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5,
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.
 CARSON CITY NEVADA

	DRAWN BY: LHS
	DATE: 02/2020
	PROJ. CODE: KFT.CGNV01
	PROJ. #: 2020-0005
3	OF 3

241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-0500 fx: 775-748-9950 manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

3001-B

Schulz Ranch Subdivision - Phase 5



Property Information

Property ID 01076301
Location BANNER PEAK/WHEELER PEAK/CHALK BLUFF
Owner LENNAR RENO LLC
Acres 1.63



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
 Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.