

APN: 010-763-01

**Doc # 529474**  
Recorded 2/4/2022 9:14 AM  
Requested By: RECORDING  
SECRETARY  
Carson City - NV  
Aubrey Rowlett Clerk-Recorder  
Pg 1 of 6 Fee: \$0.00  
Recorded By: CM

FOR RECORDER'S USE ONLY

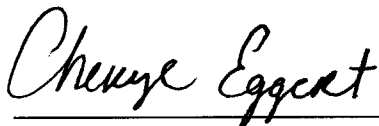
### RESOLUTION NO. 2022-R-1

Public Right-of-way at Schulz Ranch Phase 5 (portions of Banner Peak Drive, Wheeler Peak Drive, and Chalk Bluff Drive).

#### TITLE OF DOCUMENT

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons.  
(NRS 239B.030)

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: (Enter Text Here)



Signature

Cheryl Eggert-Chief Deputy Clerk  
Print Name & Title

WHEN RECORDED MAIL TO:

Carson City  
885 E. Musser Street, suite 1032  
Carson City, NV 89701

**RESOLUTION NO. 2022-R-1**

**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.

Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Maurice White, the foregoing Resolution was passed and adopted this 20<sup>th</sup> day of January 2022 by the following vote:

AYES: Supervisor Stacey Giomi  
Supervisor Maurice White  
Supervisor Stan Jones  
Supervisor Lisa Schuette  
Mayor Lori Bagwell

NAYS: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
LORI BAGWELL, Mayor  
Carson City, Nevada

ATTEST

  
\_\_\_\_\_  
AUBREY ROWLATT  
Clerk-Recorder

**OWNER'S CERTIFICATE**  
 THE STATE OF NEVADA HEREBY CERTIFIES THAT THE PROBESER FAMILY TRUST AGREEMENT DATED OCTOBER 7, 2010 IS  
 VALID AND ENFORCEABLE AND THAT THE SAME IS FILED AS A PUBLIC RECORD IN THE OFFICE OF THE CLERK OF  
 THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA, AND THAT THE SAME IS EXCLUDED IN COMPLIANCE  
 WITH AND SUBJECT TO THE PROVISIONS OF NRS 334.020 THAT THE COMMON WEALTH OF MASSACHUSETTS, INCLUDING  
 THE COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF REVENUE, HAS NO INTEREST IN THE LAND DESCRIBED  
 HEREIN AND THAT THE TAXES DEDUCTIBLE FROM INCOME TAXES OF THE COMMONWEALTH OF MASSACHUSETTS ARE  
 AS PROVIDED THEREIN FOR THE STATE OF NEVADA. THE PROBESER FAMILY TRUST AGREEMENT IS FILED AS  
 A PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA,  
 NEVADA, AND THE PROBESER FAMILY TRUST AGREEMENT IS FILED AS A PUBLIC RECORD IN THE OFFICE OF THE  
 CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA, AND THAT THE PROBESER FAMILY TRUST  
 AGREEMENT IS FILED AS A PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2,  
 COUNTY OF NEVADA, NEVADA.

**NOTARY CERTIFICATE**  
 State of Nevada  
 County of Nevada  
 I, the undersigned, a Notary Public in and for the State of Nevada, do hereby certify that on October 7, 2010,  
 before me, the undersigned, appeared the undersigned, Mark R. Probeser, and he acknowledged to me that  
 he executed the foregoing instrument for the purposes and in the capacity therein expressed.

**TITLE COMPANY CERTIFICATE**  
 TITLE TRUSTEE  
 PRINTED NAME: MARK R. PROBESER  
 DATE: 10/11/2010

**UTILITY COMPANIES CERTIFICATE**  
 THE PUBLIC UTILITY AND TRAILWAYS COMMISSIONERS SHOWN ON THIS MAP HAVE BEEN CHECKED AND  
 APPROVED BY THE UNDERSIGNED UTILITY COMPANIES:  
 SERRA POWER ENERGY COMPANY  
 D/R/A BY ENERGY: *[Signature]* DATE: 10/11/2010  
 NAME/TITLE PRINTER: *[Signature]* DATE: 10/11/2010  
 FIREARMS CONSULTING GROUP  
 NAME/TITLE PRINTER: *[Signature]* DATE: 10/11/2010  
 CARSON CITY UTILITY DEPARTMENT  
 NAME/TITLE PRINTER: *[Signature]* DATE: 10/11/2010  
 SOUTHWEST GAS  
 NAME/TITLE PRINTER: *[Signature]* DATE: 10/11/2010

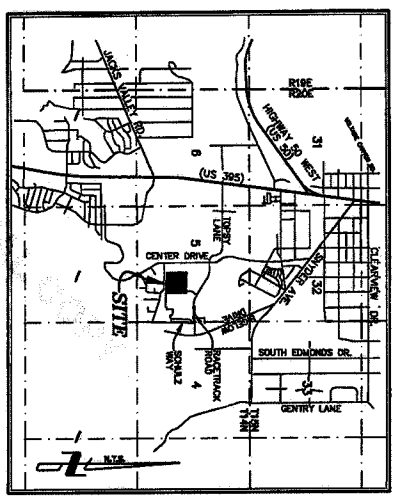
**NEVADA DIVISION OF ENVIRONMENTAL PROTECTION**  
 THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE  
 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SINCE IT PROVIDES FOR THE PROTECTION AND  
 ENFORCEMENT OF ENVIRONMENTAL STANDARDS AND REGULATIONS AND THAT THE PROVISIONS OF THE  
 LEGISLATION APPLICABLE TO THE PROVISIONS OF THIS FINAL MAP ARE IN FULL COMPLIANCE WITH  
 THE PROVISIONS OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF  
 CONSERVATION AND NATURAL RESOURCES. THE PROVISIONS OF THE NEVADA DIVISION OF ENVIRONMENTAL  
 PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES ARE FILED AS A PUBLIC  
 RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA,  
 NEVADA, AND THAT THE PROVISIONS OF THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE  
 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES ARE FILED AS A PUBLIC RECORD IN THE OFFICE  
 OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA.

**CARSON CITY CLERK**  
 THE CITY OF CARSON CITY AND THE COUNTY OF NEVADA OF THE COUNTY SHOW  
 APPROVEMENT FOR THIS FINAL MAP IN ACCORDANCE WITH THE PROVISIONS OF NRS 221.340  
 CITY CLERK: *[Signature]* DATE: 12-18-2010  
 NAME/TITLE PRINTER: *[Signature]* DATE: 12-18-2010

**DIVISION OF WATER RESOURCES**  
 THIS FINAL MAP IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE  
 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES SINCE IT PROVIDES FOR THE PROTECTION AND  
 ENFORCEMENT OF ENVIRONMENTAL STANDARDS AND REGULATIONS AND THAT THE PROVISIONS OF THE  
 LEGISLATION APPLICABLE TO THE PROVISIONS OF THIS FINAL MAP ARE IN FULL COMPLIANCE WITH  
 THE PROVISIONS OF THE NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION  
 AND NATURAL RESOURCES. THE PROVISIONS OF THE NEVADA DIVISION OF WATER RESOURCES OF THE  
 DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES ARE FILED AS A PUBLIC RECORD IN THE OFFICE  
 OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA, AND THAT THE  
 PROVISIONS OF THE NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND  
 NATURAL RESOURCES ARE FILED AS A PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT  
 COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA.

**BOARD OF SUPERVISORS APPROVAL**  
 THE BOARD OF SUPERVISORS OF THE COUNTY OF NEVADA HAS REVIEWED AND APPROVED THIS FINAL MAP  
 IN ACCORDANCE WITH THE PROVISIONS OF NRS 221.340. THE BOARD OF SUPERVISORS HAS REVIEWED  
 THIS FINAL MAP AND HAS FOUND THAT IT IS IN COMPLIANCE WITH THE PROVISIONS OF NRS 221.340.  
 BOARD MEMBER: *[Signature]* DATE: 12-18-2010  
 NAME/TITLE PRINTER: *[Signature]* DATE: 12-18-2010

**RECORDER'S CERTIFICATE**  
 I, the undersigned, County Recorder of Carson City, Nevada, do hereby certify that the foregoing  
 instrument is a true and correct copy of the original instrument as the same appears in my  
 office. THE DATE OF RECORDING IS 12/18/2010.  
 COUNTY CLERK: *[Signature]* DATE: 12-18-2010  
 NAME/TITLE PRINTER: *[Signature]* DATE: 12-18-2010



SCHULZ RANCH SUBDIVISION  
 OFFICIAL PLAT OF  
 PHASE 5  
 A COMMON OPEN SPACE SUBDIVISION

**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 THEREBY THAT  
 MAY HAVE BEEN MADE SINCE THE TENTATIVE MAP WAS FILED FOR RECORD IN THE OFFICE OF THE  
 COUNTY CLERK OF DISTRICT 2, COUNTY OF NEVADA, ARE IN ACCORDANCE WITH THE  
 REQUIREMENTS OF NRS 221.340. THE TENTATIVE MAP IS FILED AS A PUBLIC RECORD IN THE OFFICE  
 OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA, AND THAT  
 THE TENTATIVE MAP IS FILED AS A PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT  
 COURT OF DISTRICT 2, COUNTY OF NEVADA, NEVADA, AND THAT THE TENTATIVE MAP IS FILED AS A  
 PUBLIC RECORD IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF DISTRICT 2, COUNTY OF  
 NEVADA, NEVADA.

**PLANNING DIVISION CERTIFICATE**  
 THIS FINAL MAP COMPLETES TO THE APPROVED TENTATIVE MAP (2010-10-12-14) AND ALL THE  
 CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.  
 CITY CLERK: *[Signature]* DATE: 12/18/2010  
 NAME/TITLE PRINTER: *[Signature]* DATE: 12/18/2010

**PLANNING DIVISION CERTIFICATE**  
 I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,  
 DO HEREBY CERTIFY THAT THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT  
 SUPERVISION AT THE INSTANCE OF THE PROBESER FAMILY TRUST AGREEMENT DATED  
 OCTOBER 7, 2010,  
 2. THE LANDS SURVEYED BE WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
 16, TOWNSHIP 14 NORTH, RANGE 20 EAST, MERIDIAN, AND THE SURVEY WAS COMPLETED ON  
 JUNE 4, 2010.  
 3. THIS PLAT COMPLETES 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 SHOWN ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY  
 THE POSITIONS INDICATED BY THIS PLAT. THE GOVERNING BODY GAVE ITS FINAL APPROVAL  
 TO DENY THE INSTALLATION OF THE MONUMENTS.

**SURVEYOR'S CERTIFICATE**  
 I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA,  
 DO HEREBY CERTIFY THAT THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT  
 SUPERVISION AT THE INSTANCE OF THE PROBESER FAMILY TRUST AGREEMENT DATED  
 OCTOBER 7, 2010,  
 2. THE LANDS SURVEYED BE WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
 16, TOWNSHIP 14 NORTH, RANGE 20 EAST, MERIDIAN, AND THE SURVEY WAS COMPLETED ON  
 JUNE 4, 2010.  
 3. THIS PLAT COMPLETES 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 SHOWN ON THIS PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY  
 THE POSITIONS INDICATED BY THIS PLAT. THE GOVERNING BODY GAVE ITS FINAL APPROVAL  
 TO DENY THE INSTALLATION OF THE MONUMENTS.

**RECORDER'S CERTIFICATE**  
 I, the undersigned, County Recorder of Carson City, Nevada, do hereby certify that the foregoing  
 instrument is a true and correct copy of the original instrument as the same appears in my  
 office. THE DATE OF RECORDING IS 12/18/2010.  
 COUNTY CLERK: *[Signature]* DATE: 12-18-2010  
 NAME/TITLE PRINTER: *[Signature]* DATE: 12-18-2010

SURV-2020-0005

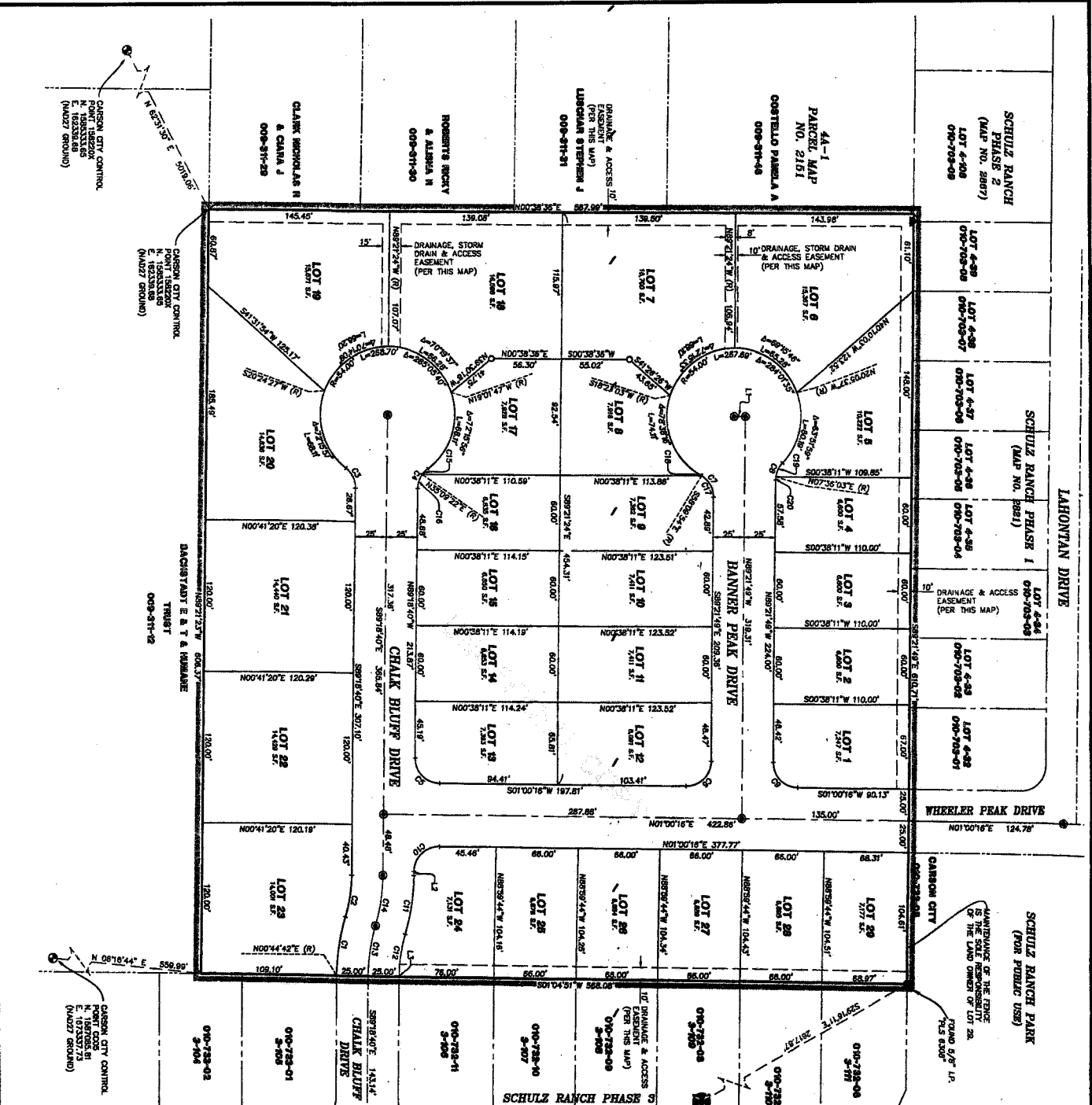
SCHULZ RANCH SUBDIVISION- PHASE 5  
 BEING A DIVISION OF PARCEL 20 OF PARCEL MAP NO. 4781  
 SITUATE WITHIN THE NW 1/4 OF SECTION 16,  
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY

**Manhard CONSULTING LTD**

1 of 3

EXHIBIT A

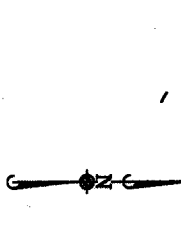


LINE TABLE

LINE	BEARING	LENGTH
L1	N 89°18'44" E	556.80'
L2	N 08°18'44" E	109.10'
L3	N 08°18'44" E	109.10'
L4	N 08°18'44" E	109.10'

CHALK TABLE

CHALK	BEARING	LENGTH
C1	N 89°18'44" E	556.80'
C2	N 08°18'44" E	109.10'
C3	N 08°18'44" E	109.10'
C4	N 08°18'44" E	109.10'
C5	N 08°18'44" E	109.10'
C6	N 08°18'44" E	109.10'
C7	N 08°18'44" E	109.10'
C8	N 08°18'44" E	109.10'
C9	N 08°18'44" E	109.10'
C10	N 08°18'44" E	109.10'
C11	N 08°18'44" E	109.10'
C12	N 08°18'44" E	109.10'
C13	N 08°18'44" E	109.10'
C14	N 08°18'44" E	109.10'
C15	N 08°18'44" E	109.10'
C16	N 08°18'44" E	109.10'
C17	N 08°18'44" E	109.10'
C18	N 08°18'44" E	109.10'
C19	N 08°18'44" E	109.10'
C20	N 08°18'44" E	109.10'
C21	N 08°18'44" E	109.10'
C22	N 08°18'44" E	109.10'
C23	N 08°18'44" E	109.10'
C24	N 08°18'44" E	109.10'
C25	N 08°18'44" E	109.10'
C26	N 08°18'44" E	109.10'
C27	N 08°18'44" E	109.10'
C28	N 08°18'44" E	109.10'
C29	N 08°18'44" E	109.10'
C30	N 08°18'44" E	109.10'



- LEGEND**
- FOUND 5/8" REBAR W/ CAP "AS SHOWN" (UNLESS OTHERWISE NOTED)
  - ▲ FOUND 5/8" REBAR W/ CAP "AS SHOWN" OR SCORER ON PROPERTY LINE EXTENDED
  - FOUND STANDARD STREET CENTRAL POINTMENT
  - FOUND PLASS. SECTON CORNER AS NOTED
  - SET 5/8" REBAR W/ CAP "AS SHOWN" OR PROPERTY LINE AT 1/4" B.C. OF CORNER OR PROPERTY LINE AT 1/4" B.C. OF CORNER
  - SET STANDARD STREET CENTRAL POINTMENT
  - DIMENSION POINT, MONUMENT FOUND OR SET
  - FOUND CHALK CITY 62.5' CENTRAL POINTMENT



**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.

**Manhard CONSULTING**  
 2 of 3  
 SUBDIVISION MAP 3001-A

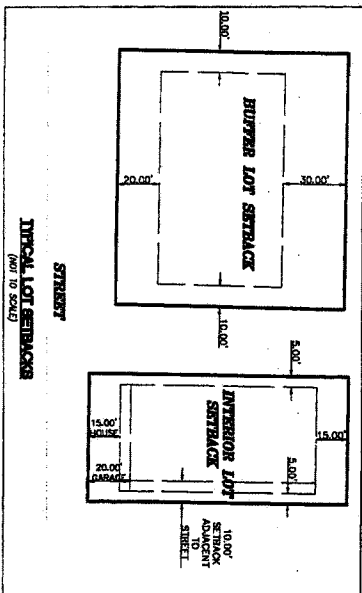
EXHIBIT A

NOTES.

- 1. A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET MINIMUM WIDTH, TO ALL PLOTS OF LAND WITHIN THE LOT AREA TO BE DEVELOPED AND CONVEYED WITH ALL PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF CANNON CITY TO BE USED AS PUBLIC UTILITY EASEMENTS OR FOR RECREATION TO CANNON CITY TO BE USED AS PUBLIC THROUGHWAYS FOREVER.
- 2. PUBLIC UTILITY EASEMENTS SHOWN ON THESE PLANS ARE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 3. ALL ROADWAYS SHOWN HEREON ARE HEREBY OFFERED FOR DEEDICATION TO CANNON CITY TO BE USED AS PUBLIC THROUGHWAYS FOREVER.
- 4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITH EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE POSITIVE RIGHT TO ENT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF INSTALLING AND MAINTAINING SAID UTILITY SERVICES AND THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 5. PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SECURITIZED GAS CORPORATION WITH EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY UTILITIES FOR THE PURPOSE OF SECURING RIGHT TO ENT THAT LOT WITH SAID UTILITY UTILITIES.
- 6. ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY ARE TO BE OWNED AND MAINTAINED BY CANNON CITY AND FINANCED BY A LANDSCAPE MAINTENANCE FUND TO BE ESTABLISHED BY CANNON CITY. THESE AREAS SHALL NOT BE USED FOR PUBLIC PARKS AND RECREATION PURPOSES. (REFERENCE RECORDED DEEDS 443433 AND 473621). THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT WILL STREET RIGHTS-OF-WAY UNDERWRITING AND ALL RECREATION PURPOSES FOR APPLICABLE PARCELS ARE COMPLETE, INSPECTED, AND A NOTICE OF COMPLETION HAS BEEN ISSUED.
- 7. LOTS AT THE PERMITTER OF THE EAST, WEST AND SOUTH PROPERTY ADJACENT TO ONE STREET BOUNDARY PARCELS SHALL BE LIMITED TO THE DEVELOPMENT OF ONE STORY RESIDENTIAL HOMES.
- 8. THESE PARCELS ARE SUBJECT TO CANNON CITY'S GROWN MANAGEMENT ORDINANCE AND ALL PRESENT OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- 9. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TRM-18-124).
- 10. NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ADJUDICATION OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON.
- 11. ALL LOTS SHOWN HEREON SHALL BE SERVED BY CANNON CITY WATER AND SEWER SYSTEMS.
- 12. FROM FLOOD ZONE MAPS, 32000002070 REVISION JANUARY 18, 2008, ADJACENT TO THE PROPERTY SHOWN HEREON TO BE ZONED THE O2A, ANNUAL CHANCE FLOODPLAIN.
- 13. A PRIVATE LANDSCAPE WILL MAINTENANCE EASEMENT IS HEREBY GRANTED A FIVE (5) FOOT WIDTH ADJACENT TO ALL ONE LOT LINES FOR THE BENEFIT OF THE OWNERS OF SAID ADJACENT LOTS.
- 14. A BRACKET DRAINAGE, SWAPY SENS, STORM DRAIN AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CANNON CITY OVER ALL COMMON AREAS SHOWN HEREON.
- 15. NO STRUCTURES, WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE PROPERTY DURING THE PERMITS AND INSPECTIONS.
- 16. FURNISH ACCESS TO THE PARCELS AS INDICATED, THE SHELZ RANCH LANDSCAPE MAINTENANCE EASEMENT FOR MAINTENANCE OF THE SHELZ RANCH.
- 17. HERBES AND OTHER PLANTINGS IS PERMITTED ON ADJACENT PROPERTIES AND THAT THESE SHALL BE MAINTAINED AS SUCH AND ASSOCIATED WITH OTHER ADJACENT LOTS CLOSE PROXIMITY TO SAID PROPERTIES.
- 18. THE STORM DRAIN LOCATED WITHIN THE EASEMENT SHOWN ON THE FINAL MAP WILL BE MAINTAINED BY THE SHELZ RANCH MAINTENANCE DISTRICT.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH CANNON CITY MONUMED, AS SHOWN ON THE STATE PLANE COORDINATE SYSTEM. THE EASEMENT COORDINATES AS SHOWN ON SCALE FACTOR 0.99997255. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES TO GEO POINTS AS SHOWN ON THE STATE PLANE COORDINATE SYSTEM. DISTANCE TO GEO POINTS IS 13284171.7 FEET.



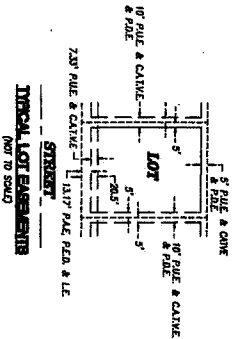
LAND USE SUMMARY  
 29 RESIDENTIAL LOTS = 46.30 ACRES  
 RIGHT-OF-WAY = 41.63 ACRES  
 TOTAL AREA = 87.94 ACRES

LEGEND

- FOUND 1/2" REBAR W/ CAP #13 18844"
- UNBUILT DRIVEWAY NOTED
- ▲ FOUND 3/4" REBAR W/ CAP #13 13144" ON CURB SCORE ON THE RECONSTRUCTION OF DRIVEWAY
- FOUND STANDARD STREET CENTERLINE MONUMENT FOUND P.L.S.S. SECTION CORNER AS NOTED
- SET 3/4" REBAR W/ CAP #13 4444" ON CURB SCORE ON PRESENT LANE DRAINAGE
- SET STANDARD STREET CENTERLINE MONUMENT DRAINAGE POINT, NOTHING FOUND ON SET

REFERENCES

- 1. RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1984.
- 2. PARCEL MAP NO. 219, RECORDED MARCH 11, 1984.
- 3. PARCEL MAP NO. 287, RECORDED JUNE 22, 2007.
- 4. PARCEL MAP NO. 284, RECORDED AUGUST 3, 2007.
- 5. FINAL MAP NO. 281, RECORDED AUGUST 11, 2014.
- 6. FINAL MAP NO. 287, RECORDED MAY 22, 2018.
- 7. FINAL MAP NO. 293, RECORDED NOVEMBER 18, 2017.
- 8. RECORD OF SURVEY MAP NO. 274, RECORDED AUGUST 11, 2010.



**Manhard CONSULTING**  
 CONSULTING ENGINEERS  
 1325 EAST 12TH AVENUE, SUITE 100  
 DENVER, COLORADO 80202  
 TEL: 303.733.0000  
 FAX: 303.733.0001  
 WWW.MANHARDCONSULTING.COM

*Handwritten signature*

**SCHULZ RANCH SUBDIVISION - PHASE 5**  
 BEING A DIVISION OF PARCEL 30 OF PARCEL MAP NO. 2191  
 SITUATE WITHIN THE NW1/4 OF THE SE1/4 OF SECTION 5,  
 TOWNSHIP 14 NORTH, RANGE 29 EAST, N.D.M.

**Manhard CONSULTING**

**3** SHEETS OF **3**

DATE: 12/18/2020

SUBDIVISION MAP 300-LB

EXHIBIT A