



July 26, 2016 – The Board approved the Final Subdivision Map for Phase 2 of Schulz Ranch.

November 17, 2017 – The Board approved the second amendment to the Development Agreement and the Final Subdivision Map for Phase 3 of Schulz Ranch.

September 5, 2019 – The Board continued the approval of Phase 4 Schulz Ranch to the September 19, 2019 meeting to provide the developer time to perfect the necessary easements for off-site drainage improvements. The matter was continued to the October 3, 2019 meeting at the request of the applicant, due to scheduling conflicts with the meeting of September 19, 2019.

October 3, 2019 – The Board approved the Final Subdivision Map known as Schulz Ranch, Phase 4, 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. Additionally, the Board accepted 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.

January 6, 2022 – The Board accepted dedication of Schulz Ranch Assessor Parcel Numbers 010-733-03, 010-733-06, 010-731-01 and 010-733-18 to Carson City for public recreation purposes, offered as Common Areas B, C, D, and E on the Final Map for Schulz Ranch Subdivision Phase 3.

### **Background/Issues & Analysis**

Schulz Ranch Subdivision - Phase 4 is located on Race Track Road, formerly APN 009-311-64. It is a residential development consisting of 100 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 & 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 improvements on Common Areas A, 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 \$197,258 apportioned as follows: Common Area A - \$80,284; Common Area B - \$41,246; Common Area C - \$14,488; Common Area D - \$57,913; and Common Area E - \$3,327.

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

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

### **Financial Information**

**Is there a fiscal impact?** Yes

**If yes, account name/number:** 2355015-500438 Schulz Ranch Landscape Maintenance District for on-going maintenance expenses

**Is it currently budgeted?** Yes

**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 2023, as a donation in the amount of \$197,258. There are adequate funds available to add this to the maintenance responsibilities within the District.

**Alternatives**

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

**Attachments:**

[Schulz Phase 4 all exhibits.pdf](#)

**Board Action Taken:**

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

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

**APNs:**

010-751-17  
010-751-33  
010-751-32  
010-753-18  
010-754-01

**Schulz Ranch Phase 4 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 4, recorded as Map Number 2976 on October 07, 2019:

**CARSON CITY PARKS, RECREATION & OPEN SPACE DEPARTMENT**  
**SCHULZ RANCH SUBDIVISION - PHASE 4 LANDSCAPING PROJECT**  
**CARSON CITY, NEVADA**

Lennar Reno, LLC, 9425 Double Diamond Parkway, 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 4 LANDSCAPING PROJECT, Carson City, Nevada.

That on the 29th day of July 2022, an authorized representative of the City completed a final inspection of the improvements on Common Areas A, B, C, D, and E from the Final Map for Schulz Ranch Subdivision - Phase 4, recorded as Map Number 2976 on October 07, 2019, and that City representative found that those improvements were complete within the terms of the Schulz Ranch Development Agreement .

By:   
Jennifer Budge, Director  
Parks Recreation and Open Space Department

**LEGAL DESCRIPTIONS**

**APN: 010-751-17**

**"Common Area A"**

A PORTION OF THE NE. 1/4, SEC. 5, T.14 N., R.20 E., M.D.M.

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "A" (APN 010-751-17) CONTAINING 66,223 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 4, FILE NO. 499222 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

**APN: 010-751-33**

**"Common Area B"**

A PORTION OF THE NE. 1/4, SEC. 5, T.14 N., R.20 E., M.D.M.

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "B" (APN 010-751-33) CONTAINING 13,703 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 4, FILE NO. 499222 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

**APN: 010-751-32**

**"Common Area C"**

A PORTION OF THE NE. 1/4, SEC. 5, T.14 N., R.20 E., M.D.M.

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "C" (APN 010-751-32) CONTAINING 3,673 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 4, FILE NO. 499222 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

**APN: 010-753-18**

**"Common Area D"**

A PORTION OF THE NE. 1/4, SEC. 5, T.14 N., R.20 E., M.D.M.

THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "D" (APN 010-753-18) CONTAINING 27,442 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 4, FILE NO. 499222 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

**APN: 010-754-01**

**"Common Area E"**

**A PORTION OF THE NE. 1/4, SEC. 5, T.14 N., R.20 E., M.D.M.**

**THAT AREA OFFERED FOR DEDICATION SHOWN AS COMMON AREA "E" (APN 010-754-01) CONTAINING 823 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION - PHASE 4, FILE NO. 499222 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.**

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

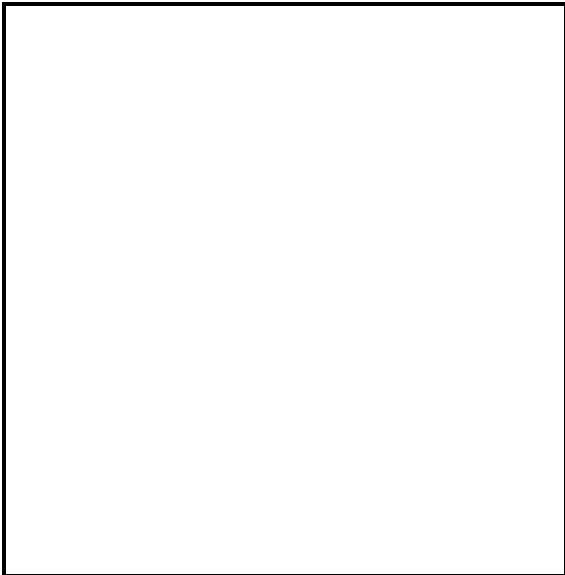
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APN#: 010-751-17

**GRANTOR:** LENNAR RENO, LLC

**GRANTEE:** CARSON CITY, NEVADA

A PORTION OF THE NE 1/4, 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 "A" (APN 010-751-17) CONTAINING 66,223 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 4, FILE NO. 499222 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 "A"**

All that certain real property situated within the Northeast One-Quarter (NE¼) of the Section 5, Township 14 North, Range 20 East, M.D.M., Carson City, State of Nevada, further described as follows:

Common Area "A" as shown on the Final Map for Schulz Ranch Subdivision – Phase 4, filed in Book 11, Page 2976, as filed number 499222, filed October 7, 2019, in the Official Records of Carson City, Nevada.

Containing 66,223 square feet, more or less.

The Basis of Bearing for this description is Nevada State Plane Coordinate System, West Zone, NAD 27, 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, 13,294,177.17 feet.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

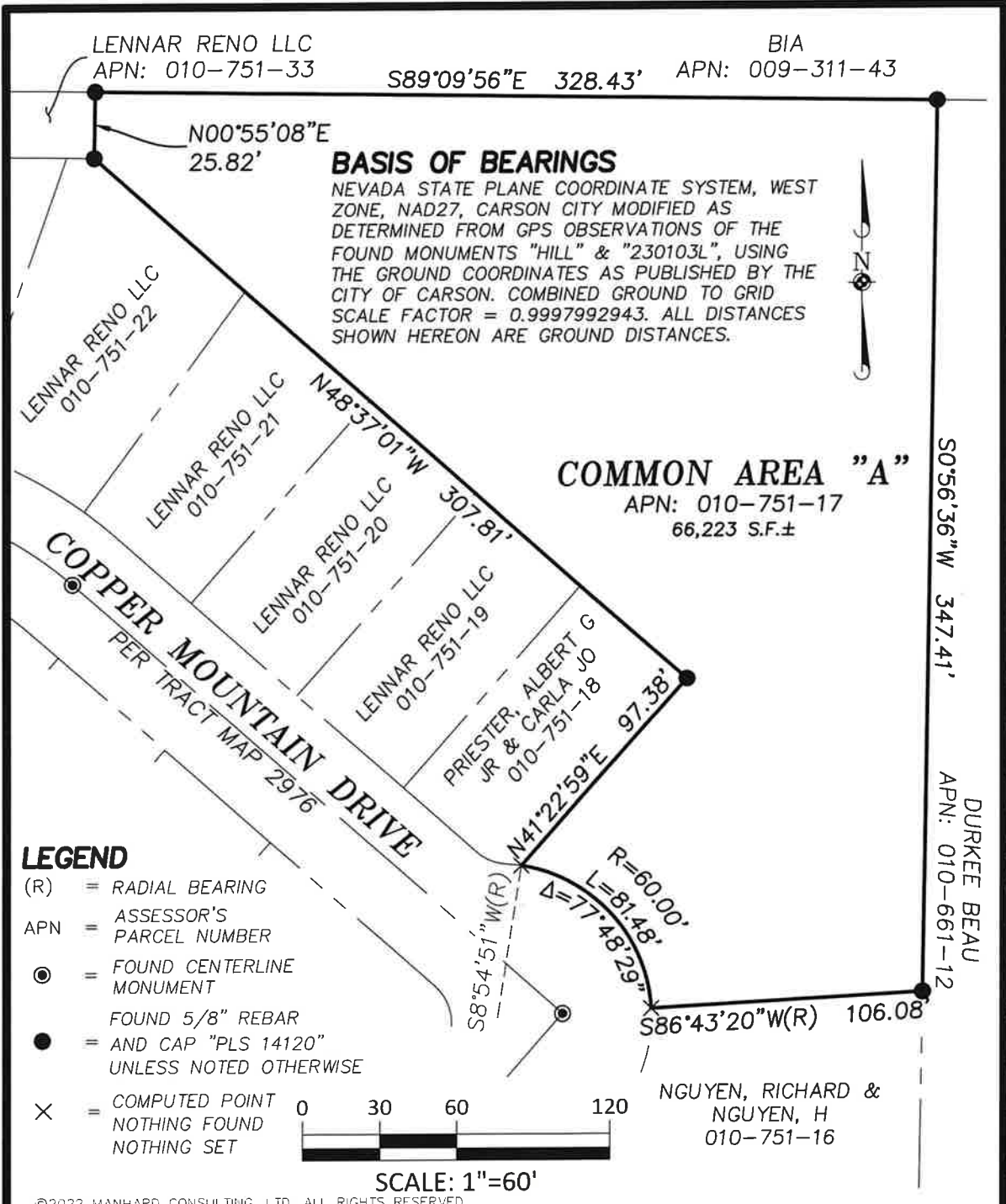
Lee H. Smithson  
Nevada PLS 5097  
For and on behalf of



241 RIDGE STREET, 4<sup>TH</sup> FLOOR  
RENO, NEVADA 89501  
(775) 887-5222







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

<b>COMMON AREA "A"</b>	
<b>CARSON CITY, NEVADA</b>	
<b>SCHULZ RANCH PHASE 4</b>	
PM: <u>LHS</u>	SHEET
DRAWN: <u>ACP</u>	<b>1</b> OF <b>1</b>
DATE: <u>APRIL 2022</u>	
SCALE: <u>1" = 60'</u>	<b>CWCCN</b>

Dwg Name: P:\c\cccn\dwg\Surv\Final Drawings\Exhibits Surv\PHASE4\_COMMAREA-EXHIBITS.dwg Updated By: APerez 14:05

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

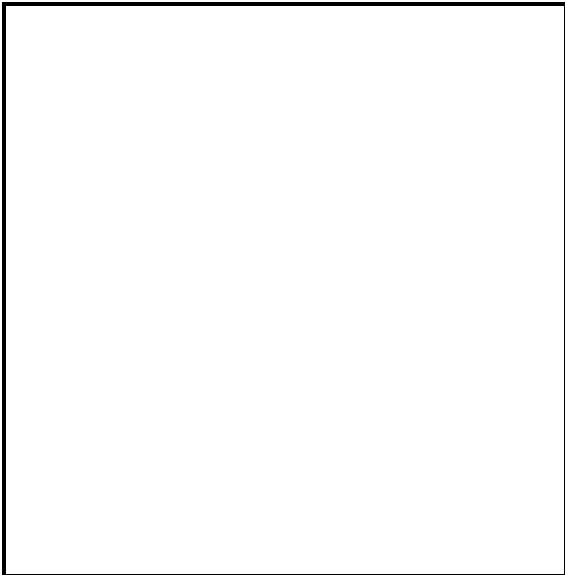
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APN#: 010-751-33

**GRANTOR:** LENNAR RENO, LLC

**GRANTEE:** CARSON CITY, NEVADA

A PORTION OF THE NE 1/4, 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 "B" (APN 010-751-33) CONTAINING 13,703 SQUARE FEET PLUS OR MINUS, AS SHOWN ON MAP 2976, FINAL MAP FOR SCHULZ SUBDIVISION – PHASE 4, FILE NO. 499222 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

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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"**

All that certain real property situated within the Northeast One-Quarter (NE¼) of the Section 5, Township 14 North, Range 20 East, M.D.M., Carson City, State of Nevada, further described as follows:

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Containing 13,703 square feet, more or less.

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**SURVEYOR'S CERTIFICATE**

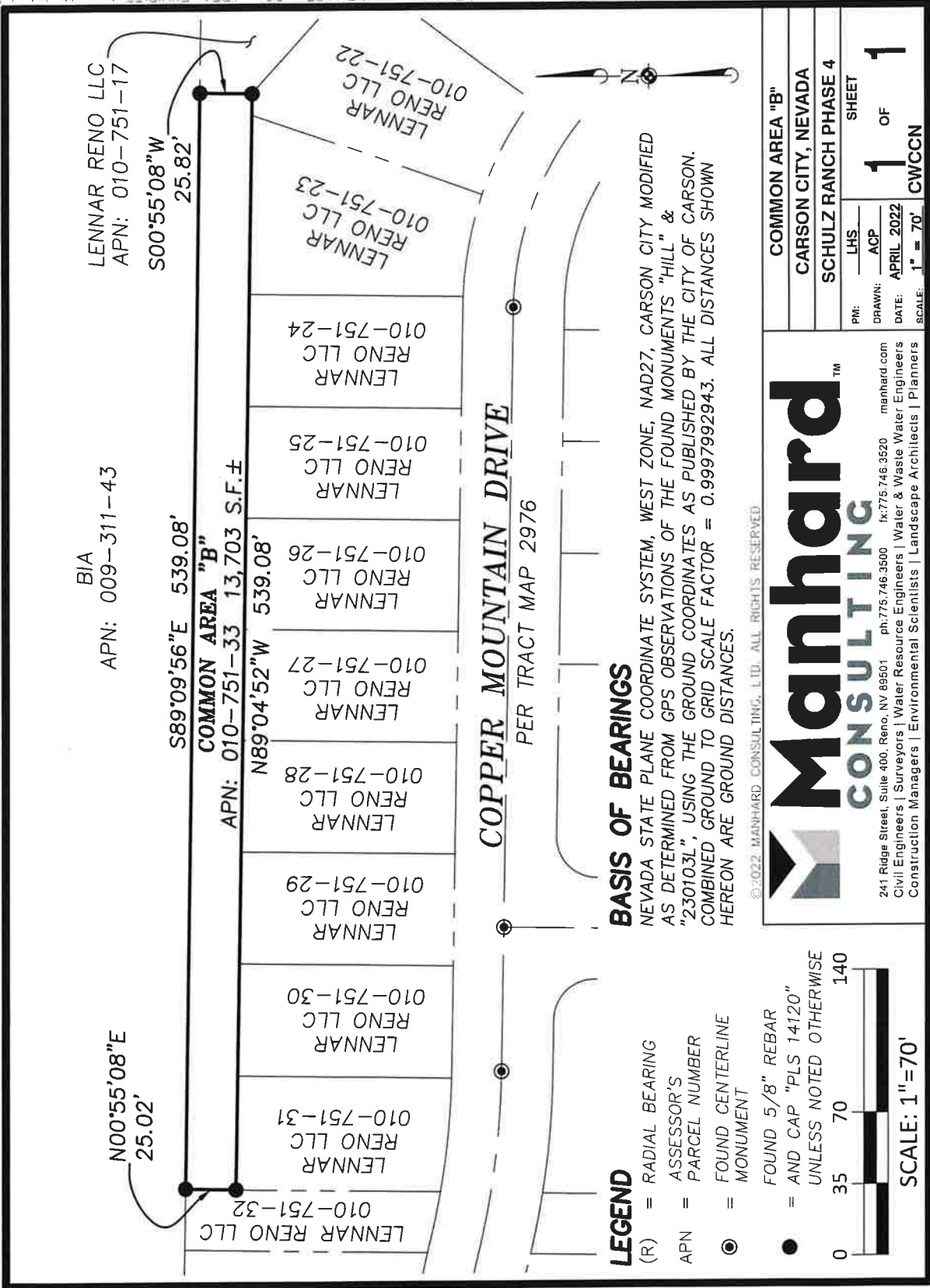
I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson  
Nevada PLS 5097  
For and on behalf of



241 RIDGE STREET, 4<sup>TH</sup> FLOOR  
RENO, NEVADA 89501  
(775) 887-5222



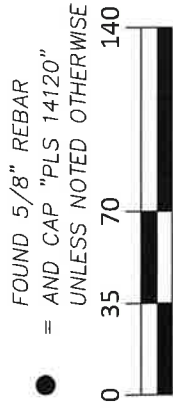


**BASIS OF BEARINGS**

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.

**LEGEND**

- (R) = RADIAL BEARING
- ASSESSOR'S
- APN = PARCEL NUMBER
- = FOUND CENTERLINE
- = MONUMENT



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

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COMMON AREA "B"	
CARSON CITY, NEVADA	
SCHULZ RANCH PHASE 4	
PM: LHS	SHEET
DRAWN: ACP	1 OF 1
DATE: APRIL 2022	
SCALE: 1" = 70'	CWCCN

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

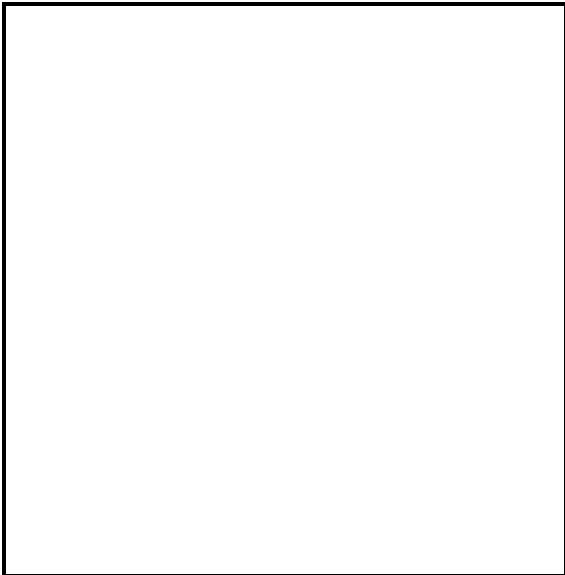
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APN#: 010-751-32

**GRANTOR:** LENNAR RENO, LLC

**GRANTEE:** CARSON CITY, NEVADA

A PORTION OF THE NE 1/4, 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:

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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"**

All that certain real property situated within the Northeast One-Quarter (NE¼) of the Section 5, Township 14 North, Range 20 East, M.D.M., Carson City, State of Nevada, further described as follows:

Common Area "C" as shown on the Final Map for Schulz Ranch Subdivision – Phase 4, filed in Book 11, Page 2976, as filed number 499222, filed October 7, 2019, in the Official Records of Carson City, Nevada.

Containing 3,673 square feet, more or less.

The Basis of Bearing for this description is Nevada State Plane Coordinate System, West Zone, NAD 27, 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, 13,294,177.17 feet.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

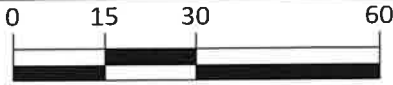
Lee H. Smithson  
Nevada PLS 5097  
For and on behalf of



241 RIDGE STREET, 4<sup>TH</sup> FLOOR  
RENO, NEVADA 89501  
(775) 887-5222





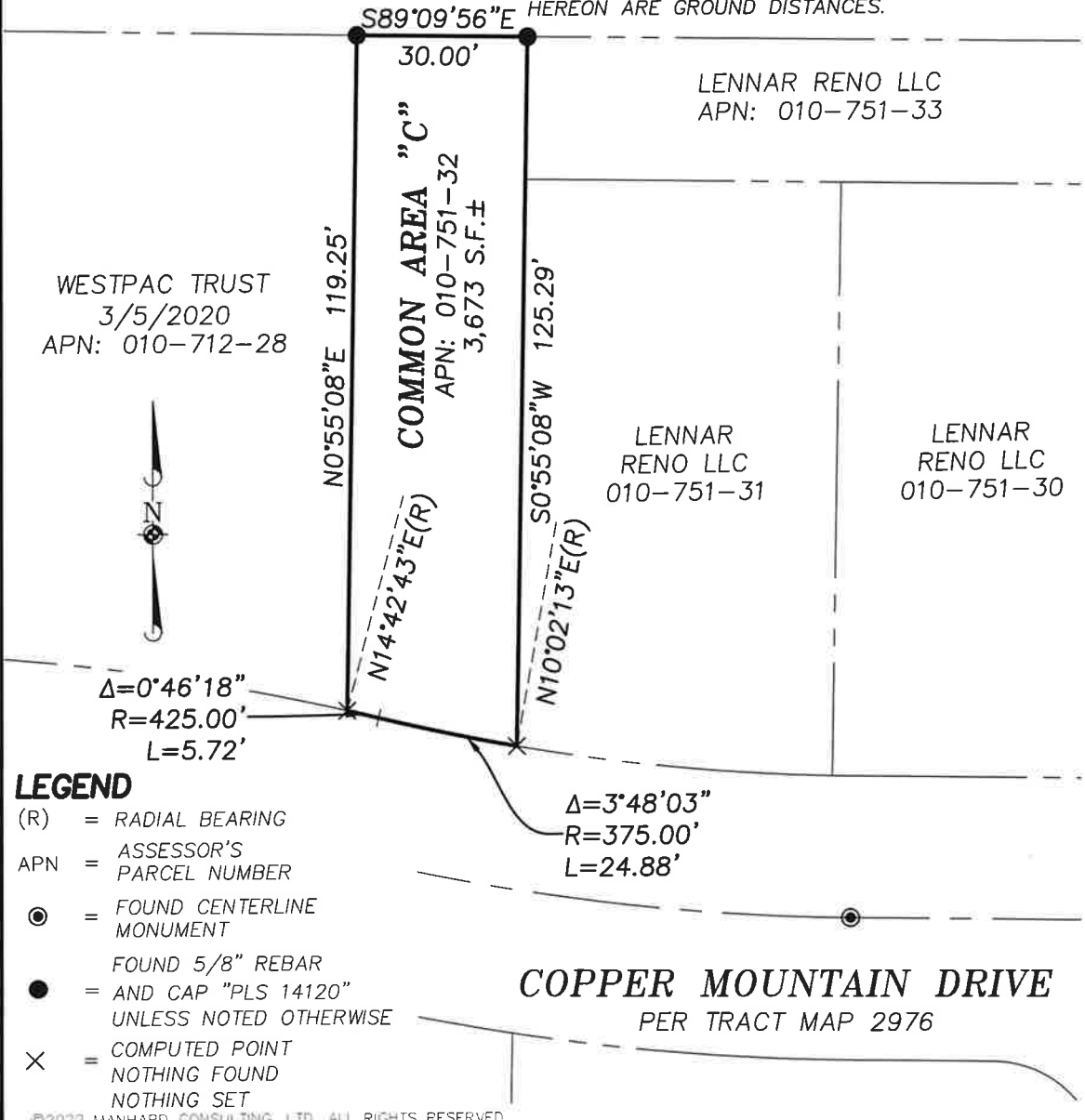


SCALE: 1"=30'

BIA  
APN: 009-311-43

**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.



**LEGEND**

- (R) = RADIAL BEARING
- APN = ASSESSOR'S PARCEL NUMBER
- ⊙ = FOUND CENTERLINE MONUMENT
- = FOUND 5/8" REBAR AND CAP "PLS 14120" UNLESS NOTED OTHERWISE
- × = COMPUTED POINT NOTHING FOUND NOTHING SET

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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 4	
PM: LHS	SHEET
DRAWN: ACP	1 OF 1
DATE: APRIL 2022	
SCALE: 1" = 30'	CWCCN

Dwg Name: P:\c\cccn\dwg\Surv\Final Drawings\Exhibits\Surv\PHASE4\_COMMAREA-EXHIBITS.dwg Updated By: APerez 14:05

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

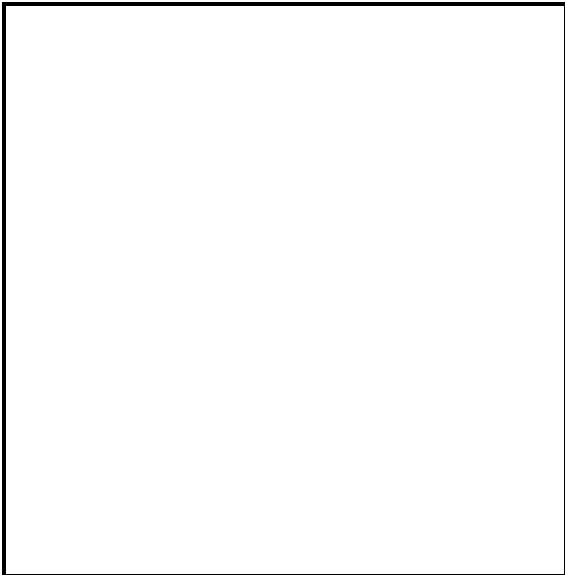
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APN#: 010-753-18

**GRANTOR:** LENNAR RENO, LLC

**GRANTEE:** CARSON CITY, NEVADA

A PORTION OF THE NE 1/4, 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:

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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 "D"**

All that certain real property situated within the Northeast One-Quarter (NE¼) of the Section 5, Township 14 North, Range 20 East, M.D.M., Carson City, State of Nevada, further described as follows:

Common Area "D" as shown on the Final Map for Schulz Ranch Subdivision – Phase 4, filed in Book 11, Page 2976, as filed number 499222, filed October 7, 2019, in the Official Records of Carson City, Nevada.

Containing 27,442 square feet, more or less.

The Basis of Bearing for this description is Nevada State Plane Coordinate System, West Zone, NAD 27, 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, 13,294,177.17 feet.

**SURVEYOR'S CERTIFICATE**

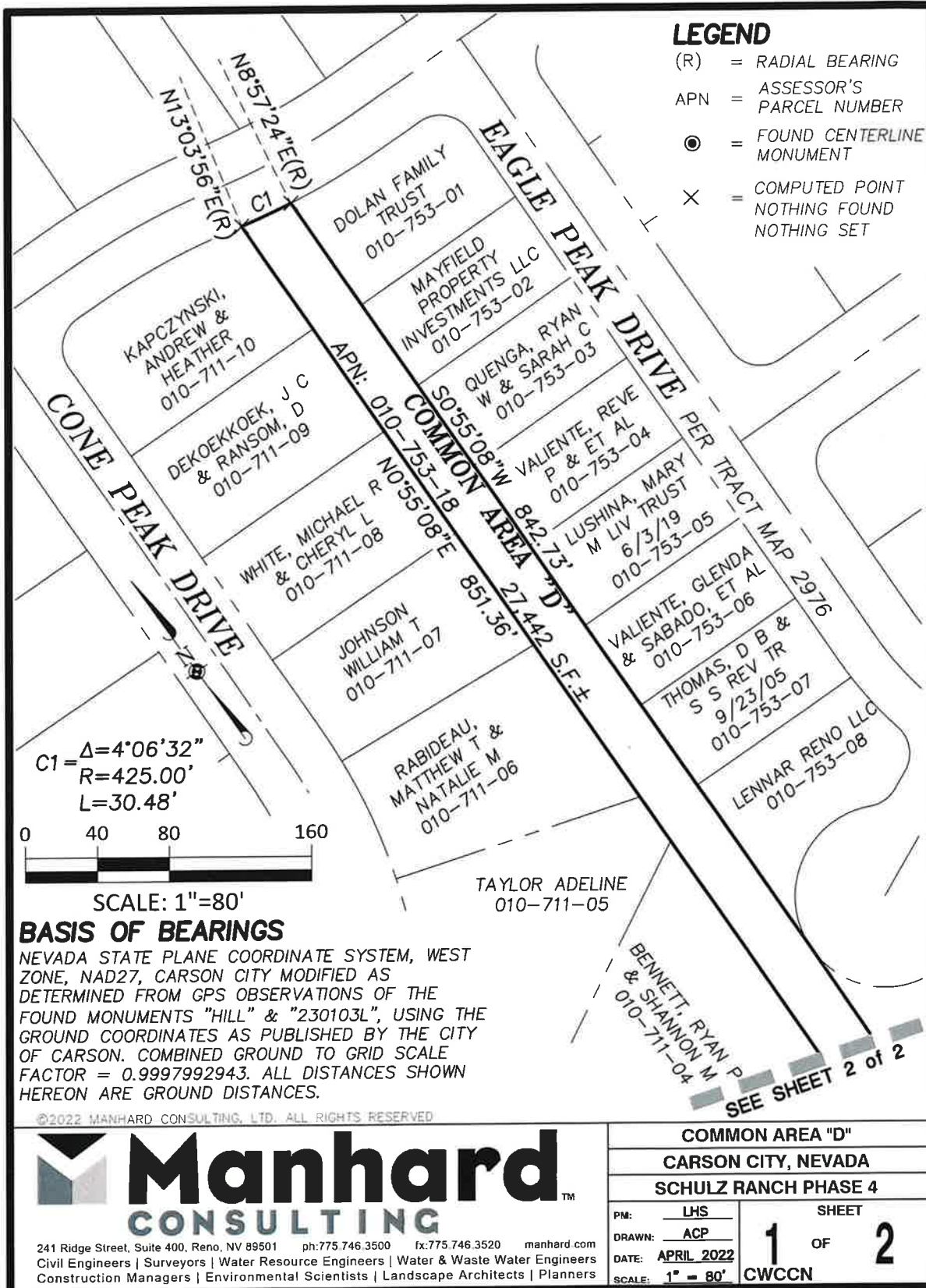
I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson  
Nevada PLS 5097  
For and on behalf of



241 RIDGE STREET, 4<sup>TH</sup> FLOOR  
RENO, NEVADA 89501  
(775) 887-5222

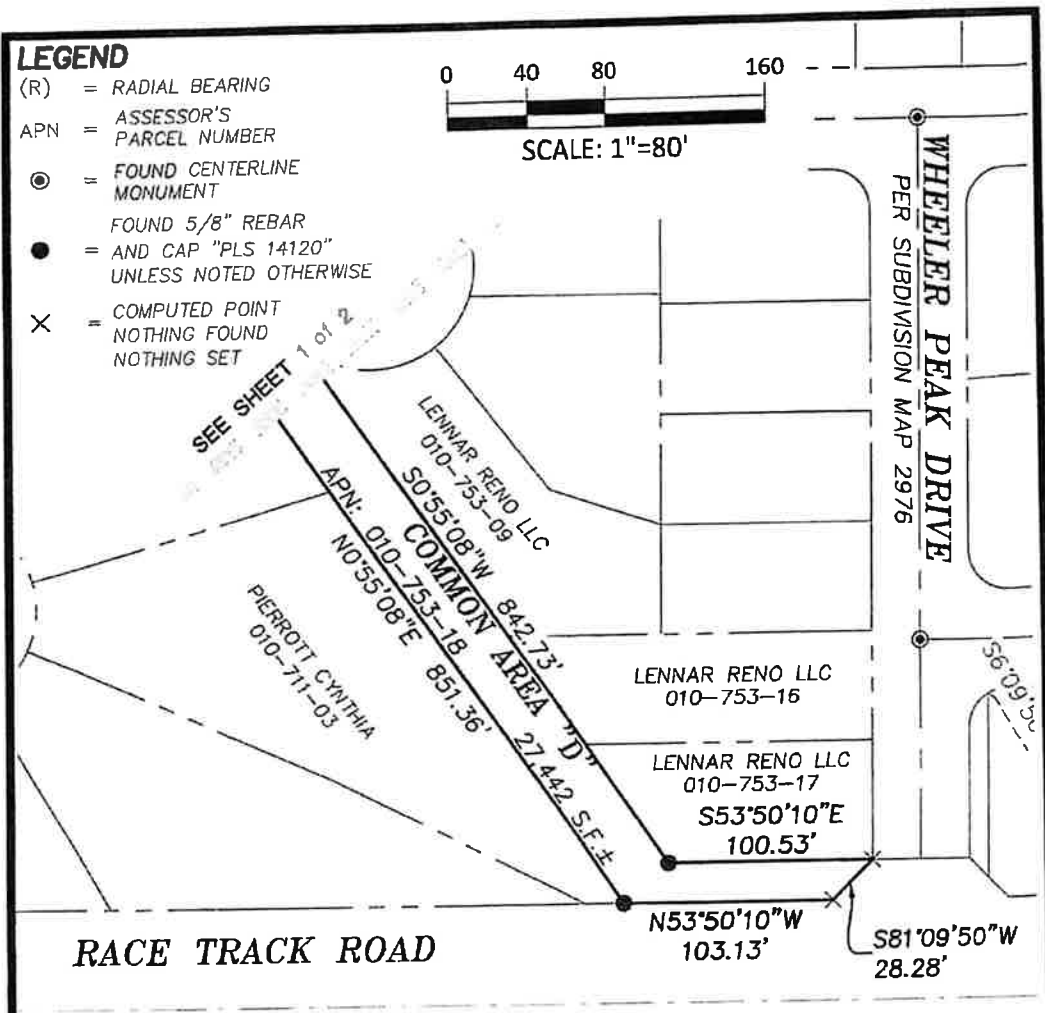
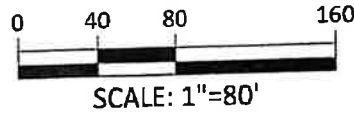




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**LEGEND**

- (R) = RADIAL BEARING
- APN = ASSESSOR'S PARCEL NUMBER
- ⊙ = FOUND CENTERLINE MONUMENT
- = FOUND 5/8" REBAR AND CAP "PLS 14120" UNLESS NOTED OTHERWISE
- X = COMPUTED POINT NOTHING FOUND NOTHING SET



**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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**Manhard**  
CONSULTING

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775.746.3500 fx:775.746.3520 manhard.com  
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
Construction Managers | Environmental Scientists | Landscape Architects | Planners

<b>COMMON AREA "D"</b>	
<b>CARSON CITY, NEVADA</b>	
<b>SCHULZ RANCH PHASE 4</b>	
PL: LHS	SHEET
DRAWN: ACP	<b>2</b> OF <b>2</b>
DATE: APRIL 2022	CWCCN
SCALE: 1" = 80'	



**EXHIBIT "A"**  
**COMMON AREA "E"**

All that certain real property situated within the Northeast One-Quarter (NE¼) of the Section 5, Township 14 North, Range 20 East, M.D.M., Carson City, State of Nevada, further described as follows:

Common Area "E" as shown on the Final Map for Schulz Ranch Subdivision – Phase 4, filed in Book 11, Page 2976, as filed number 499222, filed October 7, 2019, in the Official Records of Carson City, Nevada.

Containing 823 square feet, more or less.

The Basis of Bearing for this description is Nevada State Plane Coordinate System, West Zone, NAD 27, 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, 13,294,177.17 feet.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

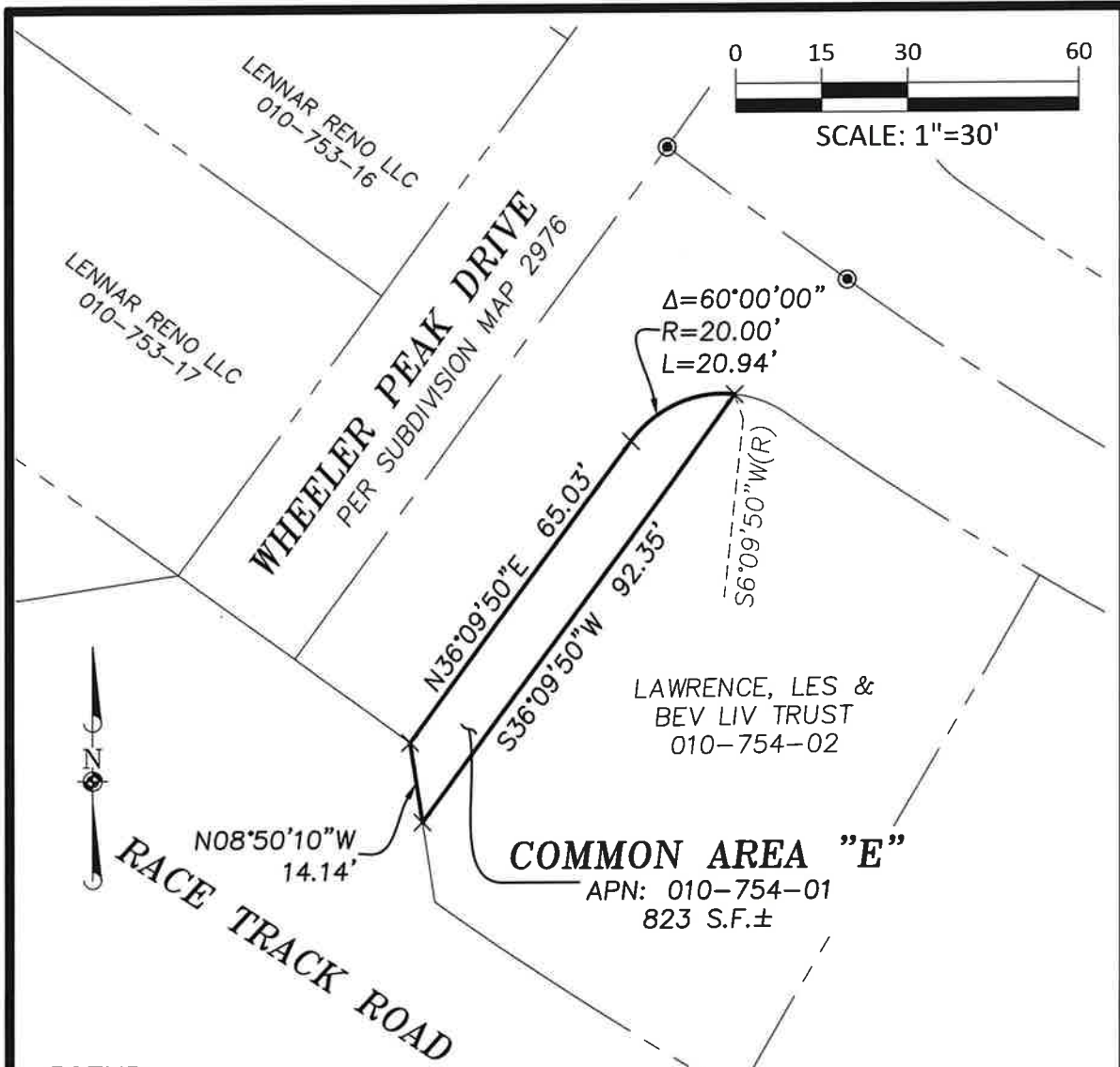
Lee H. Smithson  
Nevada PLS 5097  
For and on behalf of



241 RIDGE STREET, 4<sup>TH</sup> FLOOR  
RENO, NEVADA 89501  
(775) 887-5222







**LEGEND**

- (R) = RADIAL BEARING
- APN = ASSESSOR'S PARCEL NUMBER
- ⊙ = FOUND CENTERLINE MONUMENT
- × = COMPUTED POINT  
NOTHING FOUND NOTHING SET

**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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<b>COMMON AREA "E"</b>	
<b>CARSON CITY, NEVADA</b>	
<b>SCHULZ RANCH PHASE 4</b>	
PM: <u>LHS</u>	SHEET
DRAWN: <u>ACP</u>	<b>1</b> OF <b>1</b>
DATE: <u>APRIL 2022</u>	<b>CWCCN</b>
SCALE: <u>1" = 30'</u>	

Dwg Name: P:\Cwccn\dwg\Surv\Final Drawings\Exhibits\Surv\PHASE4\_COMMAREA-EXHIBITS.dwg Updated By: APerez 14:05



**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: 2/4/19

PRINTED NAME: Ruben B. [Signature] TITLE: VP

**NOTARY CERTIFICATE**

STATE OF Nevada, ss  
COUNTY OF Washoe  
ON THIS 5<sup>th</sup> DAY OF February, 2019 PERSONALLY APPEARED BEFORE ME, AS Vice President OF LENNAR RENO, LLC, A NEVADA LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

[Signature]  
NOTARY PUBLIC

Notar Speigel  
PRINT NAME

COMMISSION NO. March 26, EXPIRES ON 3-26-2022  
10-1640-2

**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: Vickie Taylor DATE: 2/4/19  
FIRST AMERICAN TITLE INSURANCE COMPANY 2531383-MR  
PRINTED NAME: Vickie Taylor  
Commercial T.O.

**UTILITY COMPANIES CERTIFICATE**

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

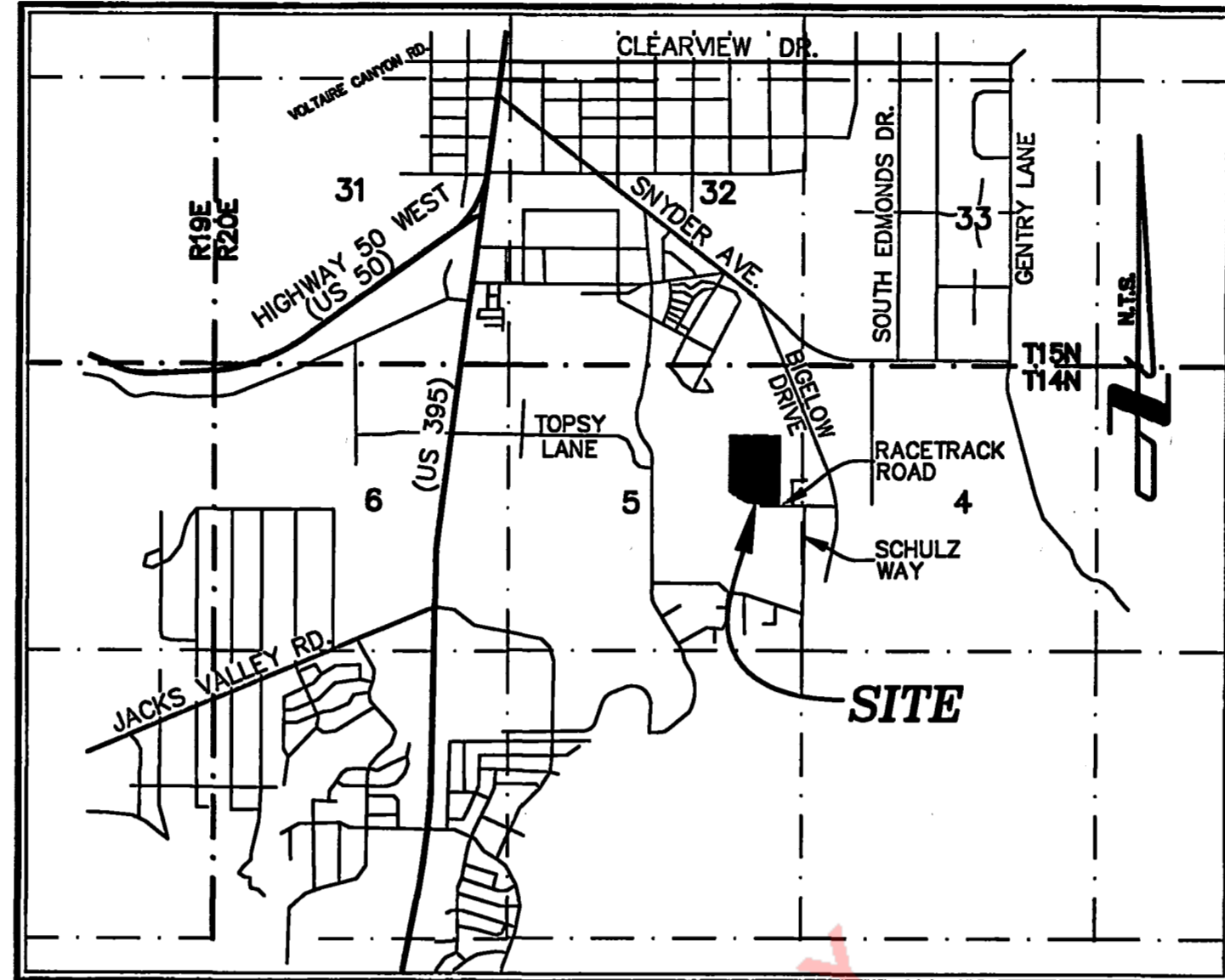
- [Signature] DATE: 1/1/19  
SIERRA PACIFIC POWER COMPANY  
D/B/A NV ENERGY  
NAME/TITLE PRINTED: Jake Johnson Land Technician
  - [Signature] DATE: 2/1/19  
FRONTIER COMMUNICATIONS COMPANY  
NAME/TITLE PRINTED: COREY BOLTON DSP NETWORK ENGINEER
  - [Signature] DATE: 1-11-19  
CHARTER COMMUNICATIONS  
NAME/TITLE PRINTED: Brian Thompson Construction Coordinator
  - [Signature] DATE: 9/3/2019  
CARSON CITY UTILITY DEPARTMENT  
NAME/TITLE PRINTED: STEPHAN M. POTTEY / SR. PROJECT MGR.
- SEE SHEET 2065 FOR SWIGAS UTILITY CERTIFICATE  
SOUTHWEST GAS  
NAME/TITLE PRINTED: \_\_\_\_\_

**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: 3/11/19  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,  
BUREAU OF WATER POLLUTION CONTROL  
NAME/TITLE PRINTED: Ryan Fahey, SEII, BWPC

OFFICIAL PLAT OF  
**SCHULZ RANCH SUBDIVISION  
PHASE 4**  
A COMMON OPEN SPACE SUBDIVISION



VICINITY MAP

**LAND USE SUMMARY**

100 RESIDENTIAL LOTS =	±17.29 ACRES
5 COMMON AREAS =	±2.57 ACRES
RIGHT-OF-WAY =	±4.87 ACRES
TOTAL AREA =	±24.73 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 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.

**NOTE**

SEE SHEET 2 OF 5 FOR CARSON CITY CLERK CERTIFICATE

**REFERENCES**

- RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1969.
- PARCEL MAP NO. 2151, RECORDED MARCH 11, 1996.
- PARCEL MAP NO. 2657, RECORDED JUNE 27, 2007.
- PARCEL MAP NO. 2664, RECORDED AUGUST 3, 2007.
- FINAL MAP NO. 2821, RECORDED AUGUST 11, 2014.
- FINAL MAP NO. 2867, RECORDED JULY 22, 2016.
- FINAL MAP NO. 2929, RECORDED NOVEMBER 16, 2017.
- RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010.

**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: 3/11/2019  
DIVISION OF WATER RESOURCES  
NAME/TITLE PRINTED: Malcolm J. Wilson, P.E. / Chief Water Rights Section

**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: 9/5/19  
DANIEL STUCKY, PE,  
CITY ENGINEER

**BOARD OF SUPERVISORS APPROVAL**

THE RIGHTS OF WAY AND DEDICATIONS ACCEPTED BY CARSON CITY INCLUDE BISMARCK PEAK DRIVE, COPPER MOUNTAIN DRIVE, EAGLE PEAK DRIVE, EAGLE PEAK COURT, LOOKOUT PEAK DRIVE, MAMMOTH MOUNTAIN 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

[Signature] DATE: 10/4/19  
MAYOR  
[Signature] DATE: 10-7-19  
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. 009-311-84.

[Signature] DATE: 9-4-19  
TREASURER

**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: 9/4/19  
LEE PLUMEL, AICP,  
COMMUNITY DEVELOPMENT DIRECTOR

**SURVEYOR'S CERTIFICATE**

I, GERALD D. JUAREZ, 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 LENNAR RENO, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 24, 2018.
- 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 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 13 DAY OF October, 2019 AT 10:51 AM  
IN BOOK 11, PAGE 2976 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF LENNAR RENO, LLC.  
RECORDING FEE: \$100.00  
FILE NO: 499222  
[Signature] DATE: 10-7-2019  
CLERK RECORDER

FSM-18-121

FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE 4**  
BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657  
SITUATE WITHIN THE NE 1/4, SECTION 5  
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY NEVADA

**Manhard CONSULTING LTD**

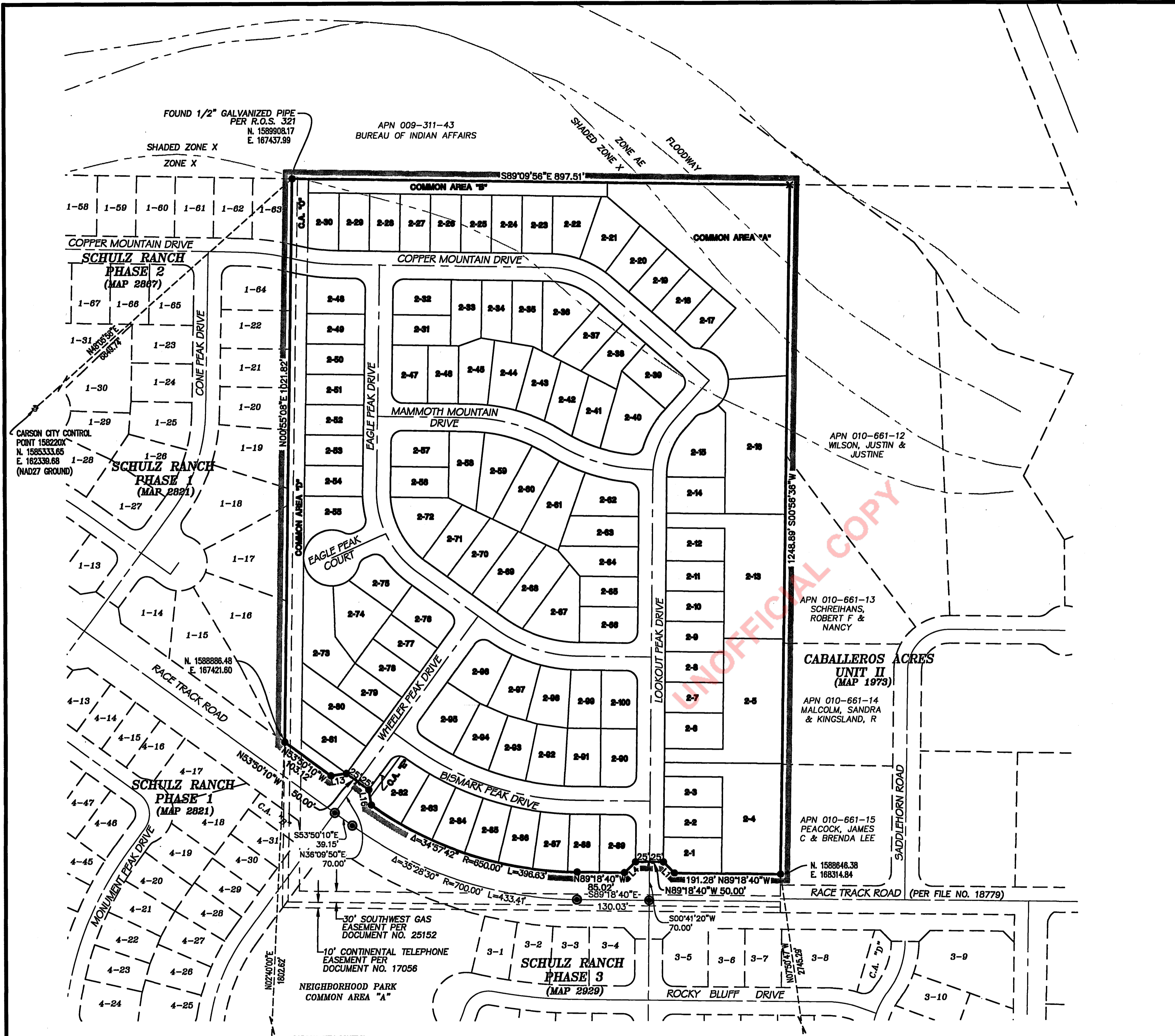
244 Rhode Street, Suite 402, Reno, NV 89501 | 775.774.8800 | 775.774.8820

Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

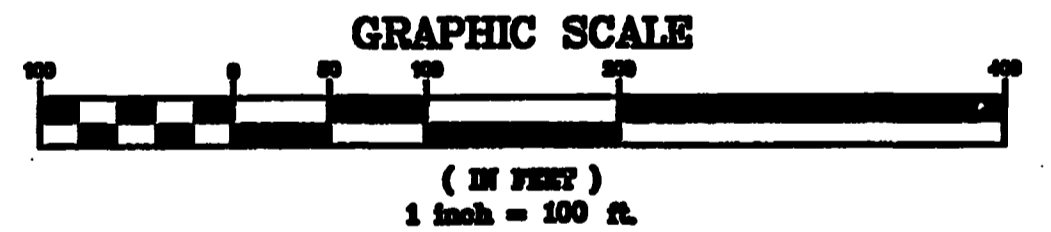
DRAWN BY: JLM  
DATE: 6/2018  
PROJ. CODE: CWCCNV  
PROJ. #: \_\_\_\_\_

1 SHEET OF 5





- 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. 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 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 RACETRACK ROAD 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 - 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. ZONE AE - AREAS THAT HAVE A 1% PROBABILITY OF FLOODING EVERY YEAR (ALSO KNOWN AS THE "100-YEAR FLOODPLAIN"), AND WHERE PREDICTED FLOOD WATER ELEVATIONS ABOVE MEAN SEA LEVEL HAVE BEEN ESTABLISHED.
  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.
  20. ALL SHARED ACCESS DRIVEWAYS ARE PRIVATELY MAINTAINED.



- 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
  - 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
  - ⊙ CARSON CITY CONTROL POINT

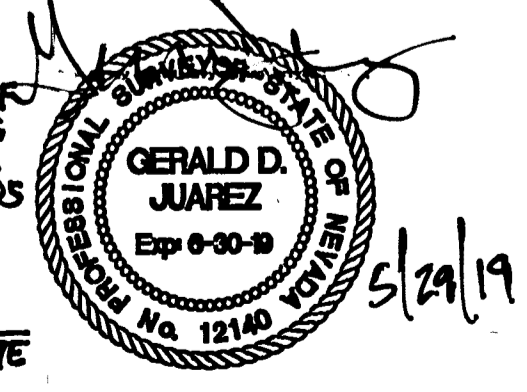
**SOUTHWEST GAS CERTIFICATE:**  
 THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY SOUTHWEST GAS CORPORATION.

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.

*Amanda Marucci* 5/29/19  
 SOUTHWEST GAS DATE  
 NAME/TITLE PRINTED: *Amanda Marucci Supervisor/Engineering*

FOUND 3 1/2" B.L.M. BRASS CAP PER P.M. 2657  
**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 278.340

*Aubrey Rowlett* 10-7-19  
 CITY CLERK DATE  
 NAME PRINTED: *Aubrey Rowlett*  
*R. H. Austin*



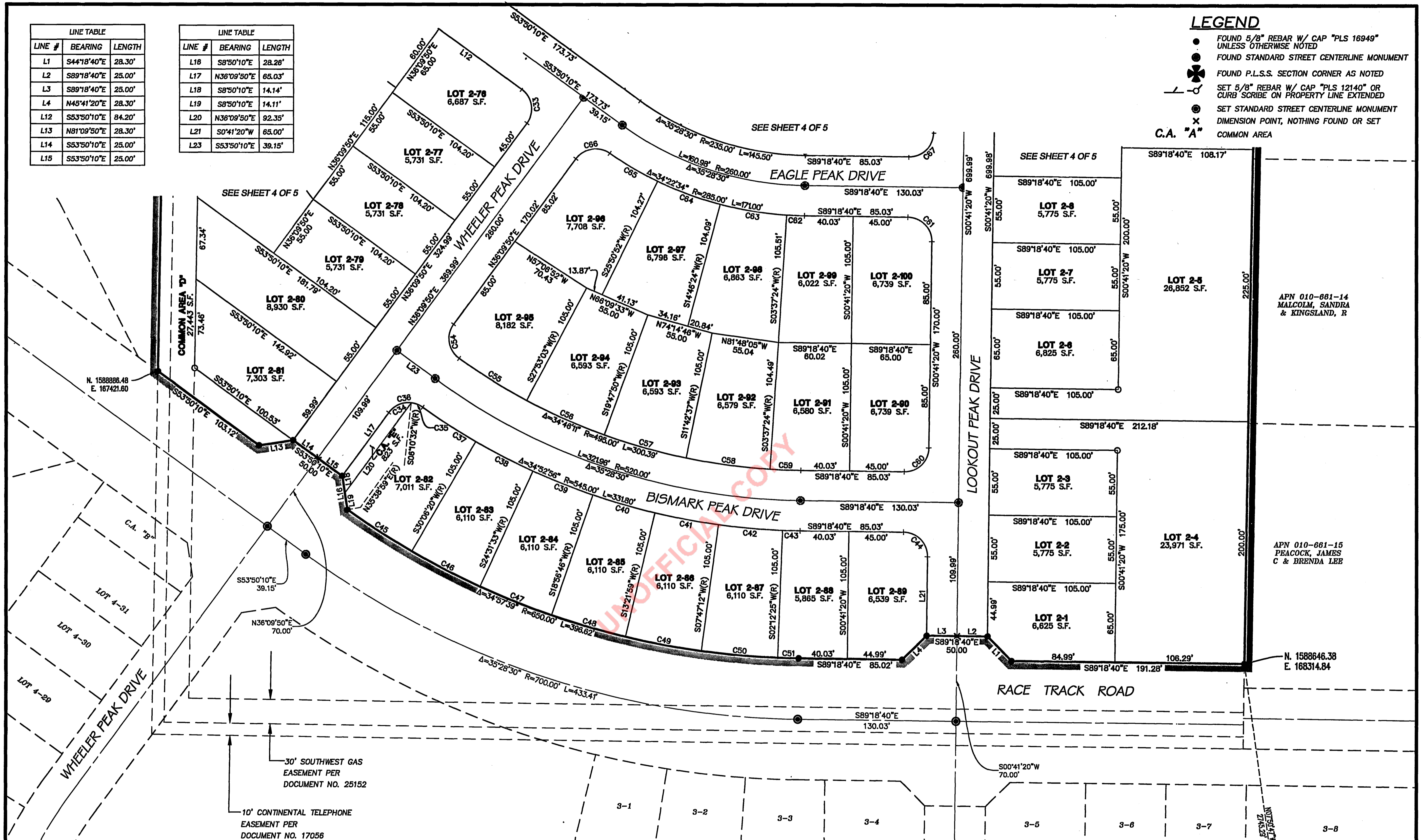
FSM-18-121  
 FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE 4**  
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657  
 SITUATE WITHIN THE NE 1/4 OF SECTION 5,  
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.  
 CARSON CITY NEVADA  
**Manhard CONSULTING LTD**  
 DRAWN BY: JLM  
 DATE: 6/2018  
 PROJ. CODE: CWCCNV  
 PROJ. #:  
 SHEET 2 OF 5



LINE #	BEARING	LENGTH
L1	S44°18'40"E	28.30'
L2	S89°18'40"E	25.00'
L3	S89°18'40"E	25.00'
L4	N45°41'20"E	28.30'
L12	S53°50'10"E	84.20'
L13	N81°09'50"E	28.30'
L14	S53°50'10"E	25.00'
L15	S53°50'10"E	25.00'

LINE #	BEARING	LENGTH
L16	S8°50'10"E	28.28'
L17	N36°09'50"E	65.03'
L18	S8°50'10"E	14.14'
L19	S8°50'10"E	14.11'
L20	N36°09'50"E	92.35'
L21	S0°41'20"W	65.00'
L23	S53°50'10"E	39.15'

- 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



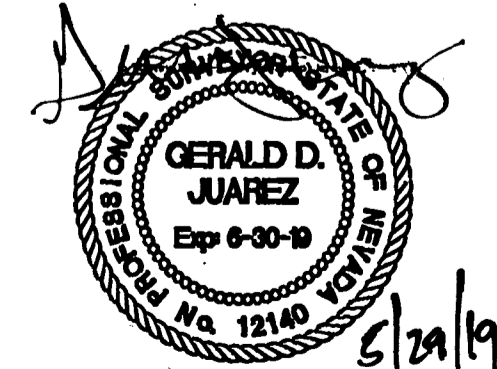
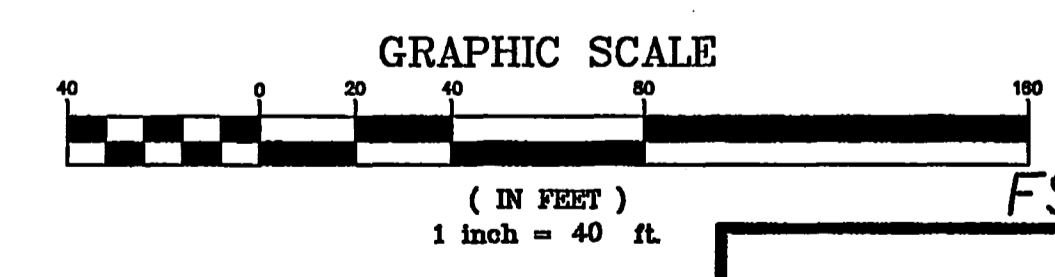
CURVE #	DELTA	RADIUS	LENGTH
C33	90°00'00"	20.00'	31.42'
C34	80°00'42"	20.00'	20.95'
C35	29°23'44"	20.00'	10.26'
C36	89°24'24"	20.00'	31.21'
C37	5°27'56"	545.00'	51.99'
C38	5°34'47"	545.00'	53.07'
C39	5°34'47"	545.00'	53.07'
C40	5°34'47"	545.00'	53.07'
C41	5°34'47"	545.00'	53.08'

CURVE #	DELTA	RADIUS	LENGTH
C42	5°34'47"	545.00'	53.07'
C43	1°31'05"	545.00'	14.44'
C44	90°00'00"	20.00'	31.42'
C45	5°32'41"	650.00'	62.90'
C46	5°34'47"	650.00'	63.30'
C47	5°34'47"	650.00'	63.30'
C48	5°34'47"	650.00'	63.30'
C49	5°34'47"	650.00'	63.30'
C50	5°34'47"	650.00'	63.30'
C51	1°31'04"	650.00'	17.22'
C54	90°42'21"	20.00'	31.68'
C55	7°34'28"	495.00'	65.44'
C56	8°05'13"	495.00'	69.87'

CURVE #	DELTA	RADIUS	LENGTH
C57	8°05'13"	495.00'	69.87'
C58	8°05'13"	495.00'	69.87'
C59	2°56'04"	495.00'	25.35'
C60	90°00'00"	20.00'	31.42'
C61	90°00'00"	20.00'	31.42'
C62	2°56'04"	285.00'	14.60'
C63	11°09'00"	285.00'	55.46'
C64	11°04'28"	285.00'	55.09'
C65	9°13'02"	285.00'	45.85'
C66	88°54'04"	20.00'	31.03'
C67	90°00'00"	20.00'	31.42'
C68	25°57'35"	235.00'	106.47'
C69	9°30'55"	235.00'	39.03'

CURVE #	DELTA	RADIUS	LENGTH
C70	2°44'39"	155.00'	7.42'
C71	47°55'49"	155.00'	129.67'
C72	4°04'50"	155.00'	11.04'
C73	90°00'00"	20.00'	31.42'
C74	5°37'33"	275.00'	27.00'
C75	18°39'41"	275.00'	89.57'
C76	7°08'05"	275.00'	34.24'
C77	3°39'56"	325.00'	20.79'
C78	9°09'31"	325.00'	51.95'
C79	14°10'26"	325.00'	80.40'
C80	85°20'46"	20.00'	29.79'
C81	77°40'28"	20.00'	27.11'
C82	12°07'57"	275.00'	58.23'

CURVE #	DELTA	RADIUS	LENGTH
C83	11°34'36"	275.00'	55.56'
C84	3°30'35"	275.00'	16.84'
C85	7°01'10"	325.00'	39.82'
C86	9°44'35"	325.00'	55.27'
C87	9°08'43"	325.00'	51.88'
C88	5°30'51"	325.00'	31.28'
C89	90°00'00"	20.00'	31.42'
C90	90°00'00"	20.00'	31.42'
C91	40°27'51"	125.00'	88.28'
C92	90°00'00"	20.00'	31.42'
C93	23°56'08"	175.00'	73.11'



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**SCHULZ RANCH SUBDIVISION - PHASE 4**  
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657  
 SITUATE WITHIN THE NE 1/4, SECTION 5,  
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY, NEVADA

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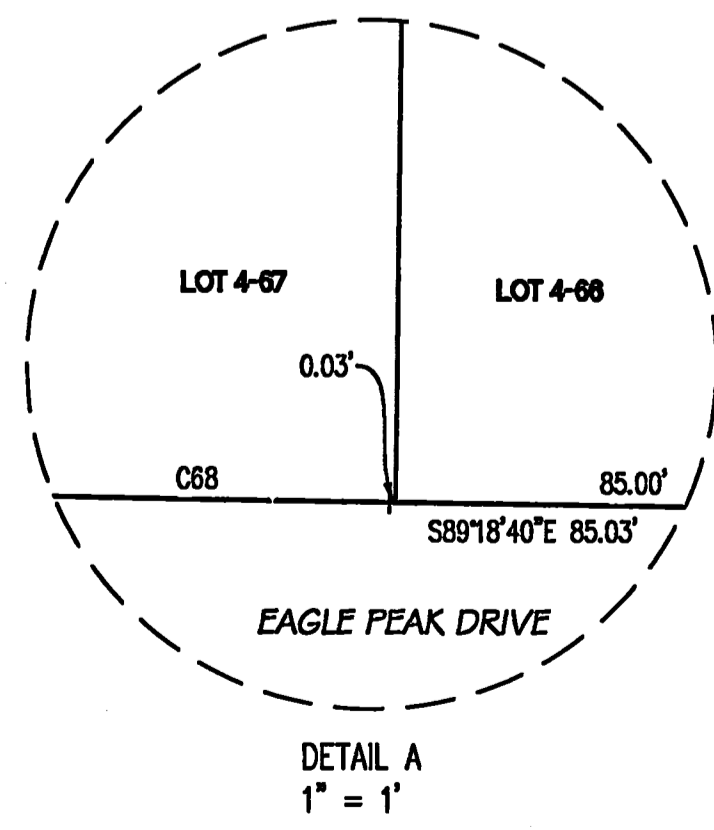
241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-749-8500 fax: 775-749-3200  
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**3** SHEET **5**

2976-C



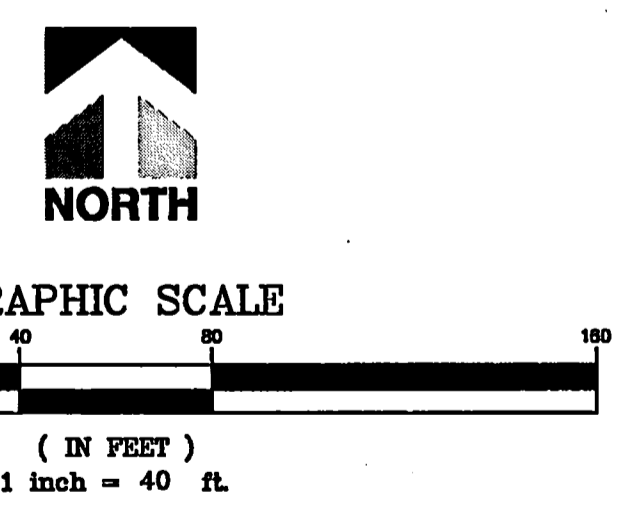


CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	40°41'39"	125.00'	88.78'
C2	38°02'51"	20.00'	13.28'
C3	32°59'21"	80.00'	34.54'
C4	49°43'09"	60.00'	52.07'
C7	38°02'51"	20.00'	13.28'
C21	3°03'46"	205.00'	10.96'
C22	10°46'33"	205.00'	38.55'
C23	13°50'18"	205.00'	49.51'
C24	78°27'47"	20.00'	27.39'
C25	50°40'08"	20.00'	17.89'
C26	115°17'36"	51.00'	102.62'
C27	93°10'03"	51.00'	82.93'
C28	34°14'07"	51.00'	30.47'
C29	38°38'29"	51.00'	34.40'
C30	50°40'08"	20.00'	17.89'
C31	78°27'47"	20.00'	27.39'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C32	17°50'33"	205.00'	63.84'
C33	90°00'00"	20.00'	31.42'
C52	3°24'14"	150.00'	8.91'
C53	37°17'25"	150.00'	97.63'
C61	90°00'00"	20.00'	31.42'
C66	88°54'04"	20.00'	31.03'
C67	90°00'00"	20.00'	31.42'
C68	25°57'35"	235.00'	106.47'
C69	9°30'55"	235.00'	39.03'
C70	2°44'39"	155.00'	7.42'
C71	47°58'49"	155.00'	129.67'
C72	4°04'50"	155.00'	11.04'
C73	90°00'00"	20.00'	31.42'
C74	5°37'33"	275.00'	27.00'
C75	18°39'41"	275.00'	89.57'
C76	7°08'05"	275.00'	34.24'

CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C77	3°39'56"	325.00'	20.79'
C78	9°09'31"	325.00'	51.95'
C79	14°10'26"	325.00'	80.40'
C80	85°20'46"	20.00'	29.79'
C81	77°40'28"	20.00'	27.11'
C82	12°07'57"	275.00'	58.23'
C83	11°34'36"	275.00'	55.56'
C84	3°30'35"	275.00'	16.84'
C85	7°01'10"	325.00'	39.82'
C86	9°44'35"	325.00'	55.27'
C87	9°08'43"	325.00'	51.88'
C88	5°30'51"	325.00'	31.28'
C89	90°00'00"	20.00'	31.42'
C93	23°56'08"	175.00'	73.11'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	N41°22'59"E	30.42'
L6	N43°33'31"W	19.39'
L9	N65°32'37"E	11.28'
L10	N85°32'37"E	11.28'
L11	S53°50'10"E	5.38'
L12	N53°50'10"W	84.20'
L22	S85°42'26"E	35.15'



- 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

FSM-18-121

FINAL MAP FOR  
**SCHULZ RANCH SUBDIVISION - PHASE 4**  
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2657  
 SITUATE WITHIN THE NE 1/4, SECTION 5  
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

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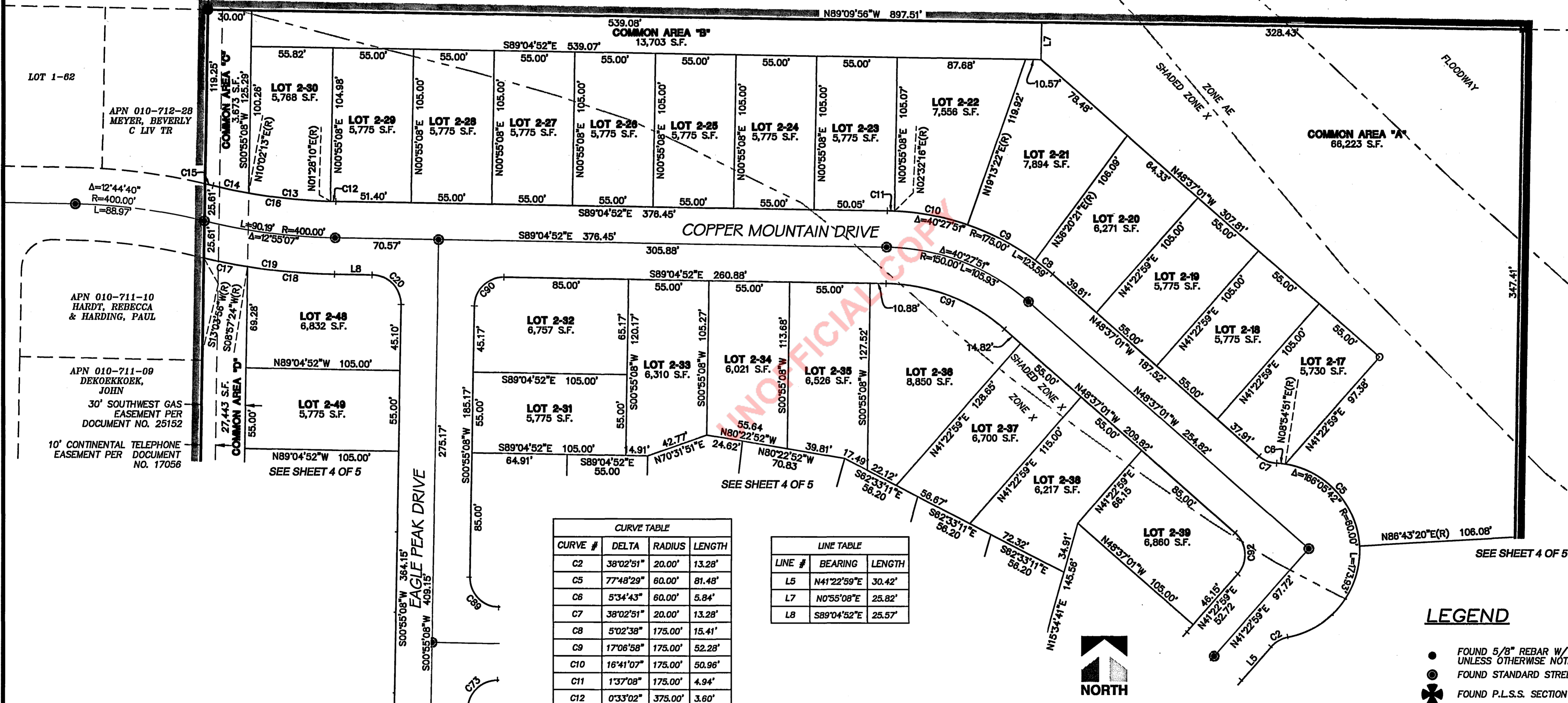
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SHEET **4** OF **5**



FOUND 1/2" GALVANIZED PIPE  
PER R.O.S. 321  
N. 1589908.17  
E. 167437.99

APN 09-311-43  
BUREAU OF INDIAN AFFAIRS

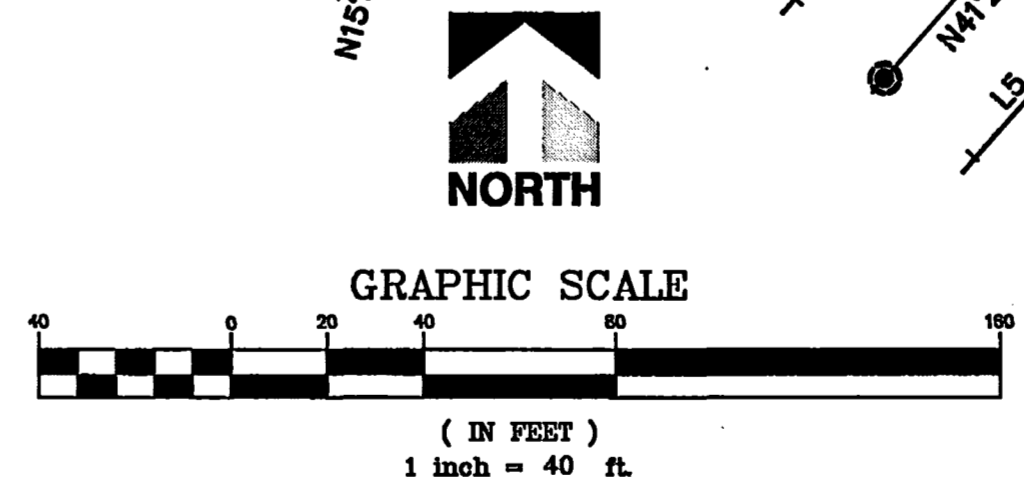


**CURVE TABLE**

CURVE #	DELTA	RADIUS	LENGTH
C2	38°02'51"	20.00'	13.28'
C5	77°48'29"	60.00'	81.48'
C6	5°34'43"	60.00'	5.84'
C7	38°02'51"	20.00'	13.28'
C8	5°02'38"	175.00'	15.41'
C9	17°06'58"	175.00'	52.28'
C10	16°41'07"	175.00'	50.96'
C11	1°37'08"	175.00'	4.94'
C12	0°33'02"	375.00'	3.60'
C13	8°34'03"	375.00'	56.07'
C14	3°48'03"	375.00'	24.88'
C15	0°46'18"	425.00'	5.72'
C16	12°55'08"	375.00'	84.55'
C17	4°06'32"	425.00'	30.48'
C18	8°02'16"	425.00'	59.62'
C19	12°08'48"	425.00'	90.10'
C20	90°00'00"	20.00'	31.42'
C73	90°00'00"	20.00'	31.42'
C89	90°00'00"	20.00'	31.42'
C90	90°00'00"	20.00'	31.42'
C91	40°27'51"	125.00'	88.28'
C92	90°00'00"	20.00'	31.42'

**LINE TABLE**

LINE #	BEARING	LENGTH
L5	N41°22'59"E	30.42'
L7	N0°55'08"E	25.82'
L8	S89°04'52"E	25.57'



**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

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