



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** December 1, 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 Assessor’s Parcel Number (“APN”) 010-757-01 and also known as portions of Wheeler Peak Drive, Eagle Peak Drive, Eagle Peak Circle, Lookout Peak Drive, Copper Mountain Drive, Mammoth Mountain Drive and Bismark Peak Drive, as offered for dedication in the final map for Phase 4 of the Schulz Ranch Subdivision, which was recorded in the office of the Carson City Clerk-Recorder as Map No. 2976 (“Final Map”) on October 7, 2019. (Robert Nellis, rnellis@carson.org and Randall Rice, rrice@carson.org)

Staff Summary: Staff is recommending acceptance of APN 010-757-01 containing right-of-way which is located in Phase 4 of the Schulz Ranch Subdivision. This right-of-way was offered for dedication in the Final Map. Now that the street improvements have been constructed and City staff has determined that the right-of-way is built to City standards, acceptance of the dedication is recommended.

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

Proposed Motion

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

Board's Strategic Goal

Efficient Government

Previous Action

October 3, 2019 (Item 14A): The Board of Supervisors (“Board”) approved the Final Map (also designated as final subdivision map FSM 18-121).

September 5, 2019 (Item 22C): The Board continued approval of the Final Map to the Board’s September 19, 2019, meeting to provide the developer time to perfect the necessary easements for off-site drainage improvements. The matter was then continued again to the Board’s October 3, 2019, meeting at the request of the developer, due to scheduling conflicts with the September 19, 2019, meeting.

October 20, 2005 (Item 10B): The Board approved tentative subdivision map TSM 18-121.

Background/Issues & Analysis

Phase 4 of the Schulz Ranch Subdivision is located north of Race Track Road on land formerly designated as APN 009-311-64 (FSM 18-121). It is a residential development zoned Single Family 6,000-Specific Plan Area (“SF6-SPA”) consisting of 100 single-family residential lots, common areas and right-of-way. The right-of-way

now offered by dedication has its own APN, which is APN 010-757-01. This right-of-way was offered for dedication on the Final Map; however, the City did not accept the right-of-way at that time. Now that the street improvements have been constructed and City staff has determined that the improvements are built to City standards, staff recommends acceptance of the dedication.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.390; and 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 - ROW Acceptance - Schulz Ranch Phase 4_FINAL.pdf](#)
- 2. [Final Map_2976.pdf](#)
- 3. [APN 01075701 ROW.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

RESOLUTION NO. 2022-R-_____

A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC RIGHT-OF-WAY AT SCHULZ RANCH SUBDIVISION – PHASE 4 DESIGNATED AS APN 010-757-01 (PORTIONS OF WHEELER PEAK DRIVE, EAGLE PEAK DRIVE, EAGLE PEAK CIRCLE, LOOKOUT PEAK DRIVE, COPPER MOUNTAIN DRIVE, MAMMOTH MOUNTAIN DRIVE AND BISMARCK PEAK DRIVE)

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

WHEREAS, portions of Wheeler Peak Drive, Eagle Peak Drive, Eagle Peak Circle, Lookout Peak Drive, Copper Mountain Drive, Mammoth Mountain Drive and Bismark Peak Drive (collectively, APN 010-757-01), were offered for dedication by the Final Map for Schulz Ranch Subdivision – Phase 4, recorded in the office of the Carson City Clerk-Recorder on October 7, 2019, as Document No. 499222, Map No. 2976, and situated within the Northeast ¼, Section 5, Township 14 North and Range 20 East, M.D.M., as described and shown in that recorded final map; and

WHEREAS, in the Final Map for Schulz Ranch Subdivision – Phase 4, Carson City deferred acceptance of the offered the right-of-way dedication; and

WHEREAS, NRS 278.390 specifically 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 action and accept the street for public use; and

WHEREAS, Carson City Municipal Code (“CCMC”) 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 action and open 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 Subdivision – Phase 4 is necessary for public access and it is in the best interest of the public to accept said right-of-way; and

NOW, THEREFORE, BE IT RESOLVED, that the Carson City Board of Supervisors pursuant to the authority granted NRS 278.390 and CCMC 17.06.025 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 1st day of December, 2022.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

LORI BAGWELL
Mayor

ATTEST

AUBREY ROWLATT
Clerk-Recorder

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT LENMAR 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, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

LENMAR RENO, LLC
 A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 2/1/19

PRINTED NAME: Nathan Bule TITLE: VP

NOTARY CERTIFICATE

STATE OF Nevada 1st SS
 COUNTY OF Washoe

ON THIS 31st DAY OF February, 2019, PERSONALLY APPEARED BEFORE ME AS Notary Public of Nevada, Lenmar Reno, LLC, A NEVADA LIMITED LIABILITY COMPANY, WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

[Signature]
 NOTARY PUBLIC
 Nola S. Spencer

COMMISSION NO. March 21 EXPIRES ON 3-26-2023
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: Julie Taylor DATE: 2/1/19
 FIRST AMERICAN TITLE INSURANCE COMPANY 2531383-MR DATE

PRINTED NAME: Nickie 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
 SERRA PACIFIC POWER COMPANY

[Signature] DATE: 1/1/19
 D/B/A NV ENERGY

NAME/TITLE PRINTED: Mike Johnson Land Technician

[Signature] DATE: 2/1/19
 FRONTIER COMMUNICATIONS COMPANY

NAME/TITLE PRINTED: Loren Boltov DSP Network Engineer

[Signature] DATE: 1-11-19
 CHARTER COMMUNICATIONS

NAME/TITLE PRINTED: Brandon Thompson Construction Coordinator

[Signature] DATE: 9/12/19
 CARSON CITY UTILITY DEPARTMENT

NAME/TITLE PRINTED: Stephan M. Portney / SR. Project Mgr.

[Signature] DATE: 2/1/19
 SEE SHEET 2065 FOR SWILGAS Utility Certificate
 SOUTHWEST GAS

NAME/TITLE PRINTED: _____ DATE: _____

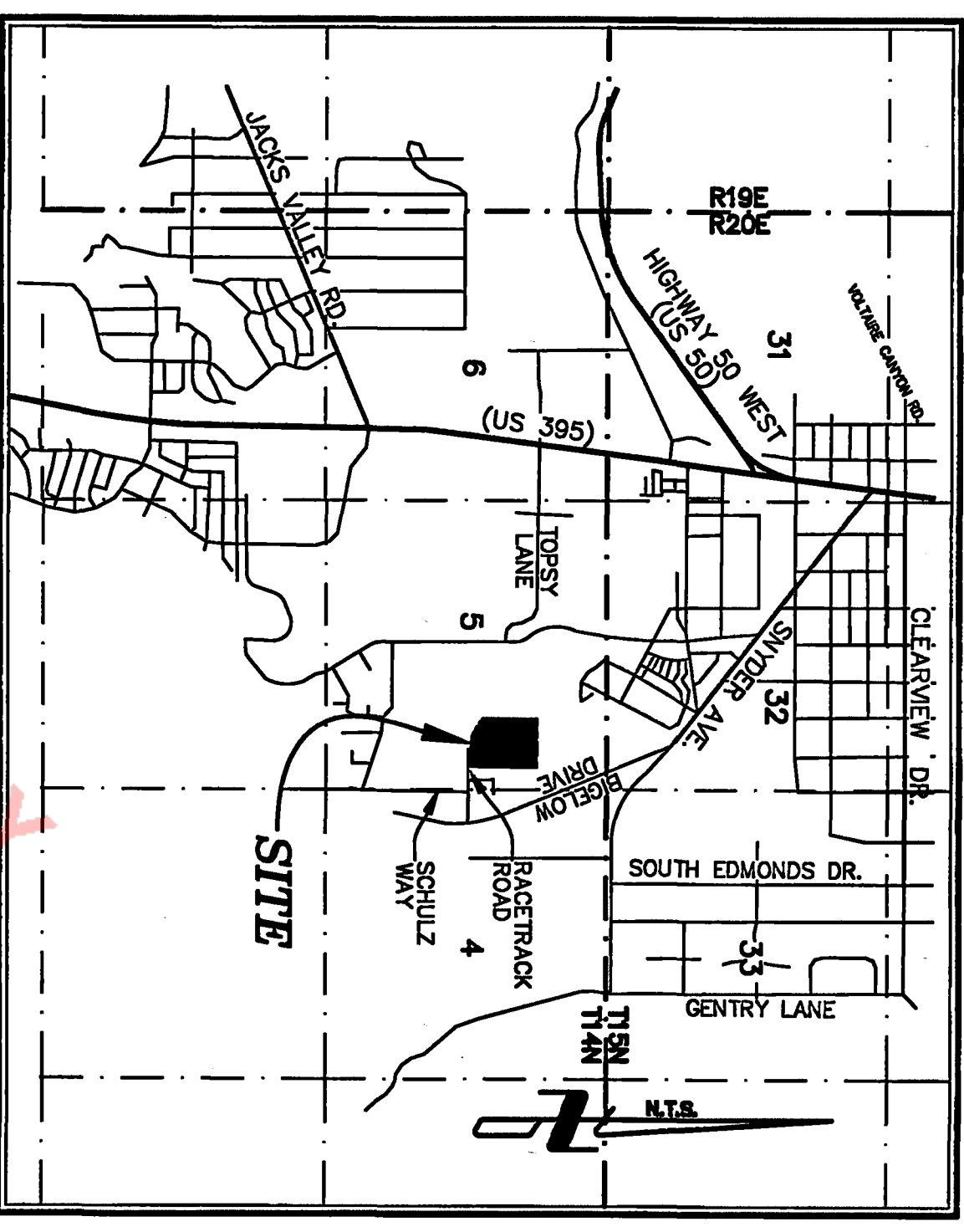
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

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 OPEN SPACE 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 Favey, SEI, GWRC

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 230103, USING THE GRID COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID TRANSFORMATION COORDINATES AND DISTANCE SHOWN HEREON ARE GROUND DISTANCES TO GRID TRANSFORMED TO NAD83/94 MOVE GRID COORDINATES NORTH 0971.437 EAST A DISTANCE OF 13,294.17717 FEET.

NOTE

SEE SHEET 2 OF 5 FOR CARSON CITY CLERK CERTIFICATE

REFERENCES

1. RECORD OF SURVEY MAP NO. 321, RECORDED MARCH 31, 1989.
2. PARCEL MAP NO. 2151, RECORDED MARCH 11, 1996.
3. PARCEL MAP NO. 2857, RECORDED JUNE 27, 2007.
4. PARCEL MAP NO. 2864, RECORDED AUGUST 3, 2007.
5. FINAL MAP NO. 2821, RECORDED AUGUST 11, 2014.
6. FINAL MAP NO. 2887, RECORDED JULY 22, 2016.
7. FINAL MAP NO. 2929, RECORDED NOVEMBER 16, 2017.
8. 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 EASEMENTS ACCEPTED BY CARSON CITY INCLUDE BISHOP BEAK DRIVE, GARDNER-KORNBAND DRIVE, ENGLE FERRIS DRIVE, LOGGERS-PEAK DRIVE, MANNING-KARSTADT DRIVE, AND WILSON BEAK 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: 10/1/19
 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. 009-311-64.

[Signature] DATE: 9-4-19
 TREASURER

PLANNING DIVISION CERTIFICATE

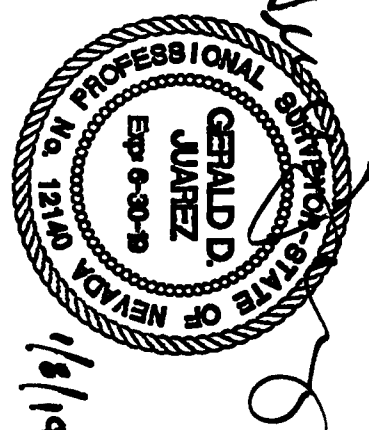
THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

[Signature] DATE: 9/11/19
 LEE PLUMEL, AICP
 COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

1. GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF LENMAR RENO, LLC.
3. 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.
4. 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.
5. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DIMENSIONS AND BEARING. 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

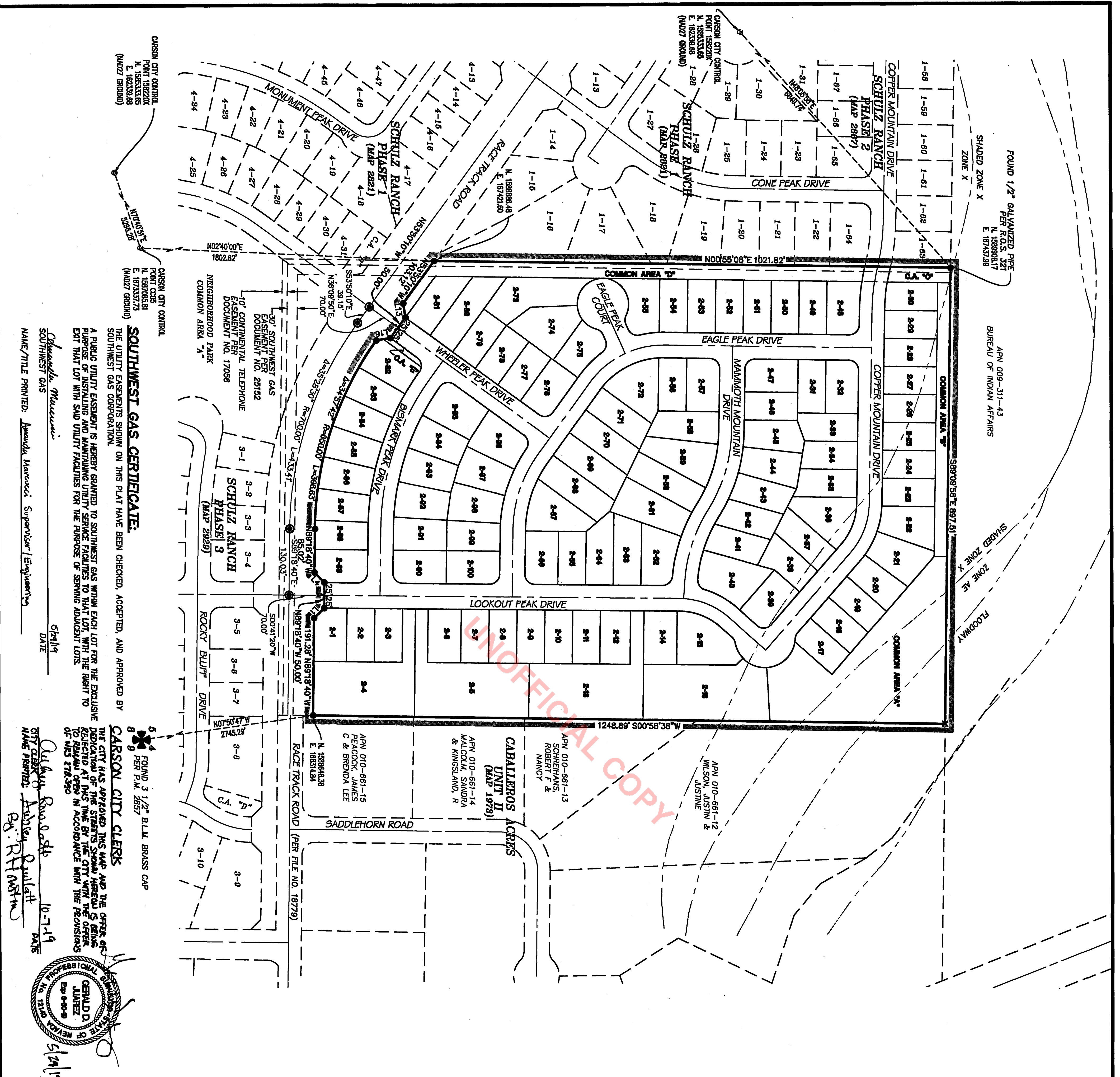
FILED FOR RECORD THIS 12 DAY OF October 2019 AT 10:51 AM
 IN BOOK 2516 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF LENMAR RENO, LLC
 RECORDING FEE: \$100.00
 FILE NO. 199222
[Signature] DATE: 10-7-2019
 CLERK RECORDER By: [Signature]

FSM-18-121

FINAL MAP FOR
SCHULZ RANCH SUBDIVISION - PHASE 4
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2857
 SITUATE WITHIN THE NE 1/4, SECTION 5
 TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.

Manhard CONSULTING LTD
 2010 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED
 CARSON CITY, NEVADA
 DRAWING BY: J.M. DATE: 8/2018
 PLOT CODE: CHCCNV
 SHEET 1 OF 5

SUBDIVISION MAP 2916-A



NOTES:

1. A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH CONCURRENT WITH ALL REAR AND SIDE LOT LINES AND 10 FEET IN WIDTH CONCURRENT 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 SEPARATELY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES 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 (PREFERENCE RECORDED DOCUMENTS 454329 AND 473951). THE PARKS, RECREATION AND OPEN SPACE DEPARTMENT WILL NOT ACCEPT ANY PARKS, COMMON AREAS, TRAIL CONNECTION IMPROVEMENTS OR STREET RIGHTS-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 PARCELS ADJACENT TO 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 LEVERS FROM THE ANNUAL CHANCE FLOOD ZONE. ZONE X - 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 CONCURRENT 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.

SOUTHWEST GAS CERTIFICATE:

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

City of Carson City
Name/Title Printed: Amanda Harwood, Supervisor/Engineer
DATE: 10-1-19

CARSON CITY CLERK
APR 010-661-13
SCHREIBERS,
ROBERT F &
NANCY
APR 010-661-14
MALCOLM, SANDRA
& KINGSLAND, R
APR 010-661-15
PEACOCK, JAMES
C & BRENDA LEE
N. 1889846.38
E. 1883143.8

Professional Seal of Gerald L. Jansen, Esq. No. 000-8
5/24/19
GUY CROFT
Name Printed: Guy Croft
DATE: 10-1-19

Manhard Consulting, LTD
SUBDIVISION MAP 2976-B

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.

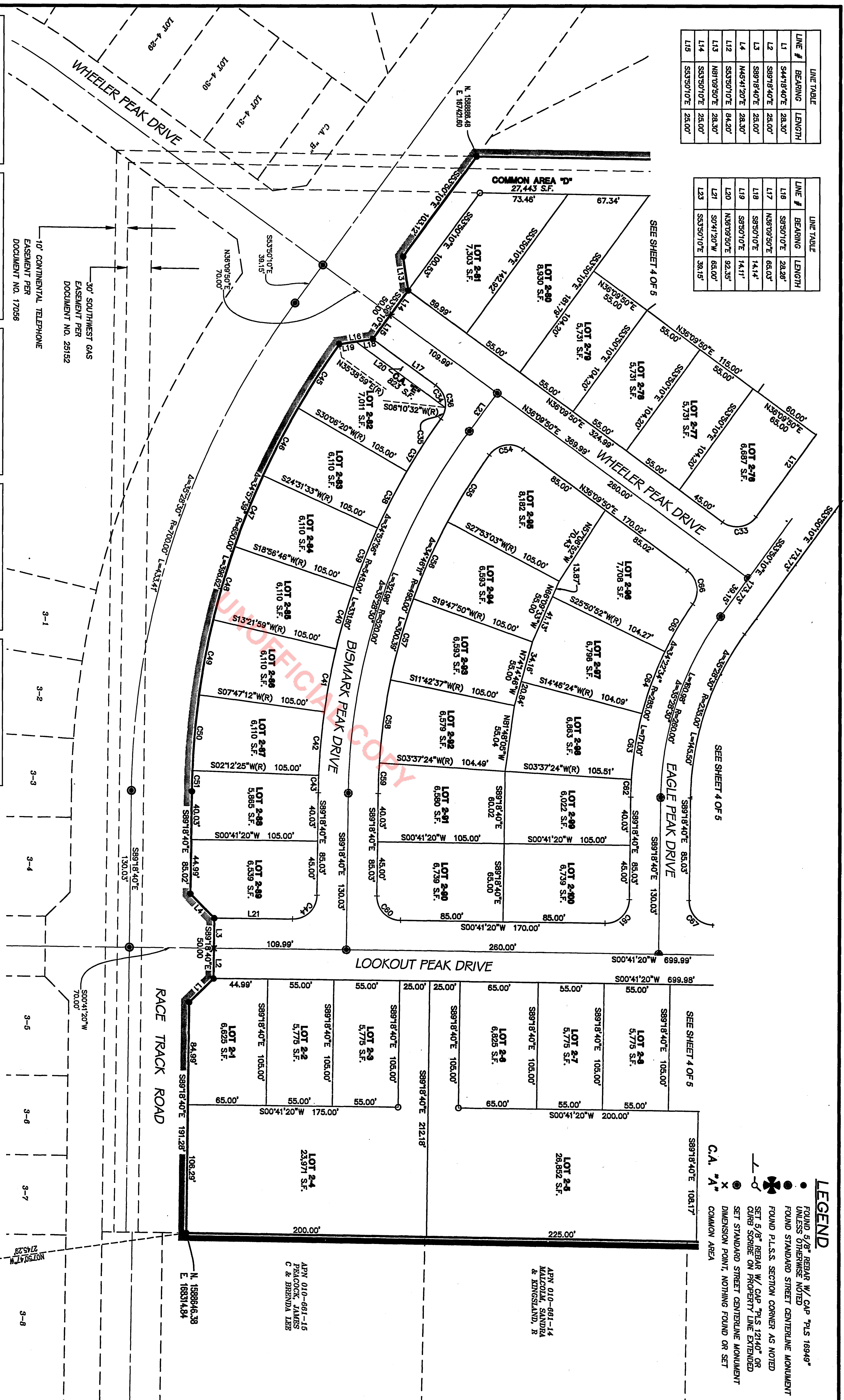
LEGEND

 FOUND 5/8" REBAR W/ CAP "P.L.S 12140" OR SCRIBE ON PROPERTY LINE EXTENDED
 FOUND 5/8" REBAR W/ CAP "P.L.S 16949"
 FOUND STANDARD STREET CENTERLINE MONUMENT
 FOUND P.L.S.S. SECTION CORNER AS NOTED
 SET 5/8" REBAR W/ CAP "P.L.S 12140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
 SET STANDARD STREET CENTERLINE MONUMENT DIMENSION POINT, NOTHING FOUND OR SET
 COMMON AREA
 CARSON CITY CONTROL POINT

GRAPHIC SCALE
1 inch = 100 ft.

LINE #	BEARING	LENGTH
L1	S44°18'40"E	28.30'
L2	S89°18'40"E	28.00'
L3	S89°18'40"E	28.00'
L4	N45°41'20"E	28.30'
L12	S83°50'10"E	28.30'
L13	N81°09'50"E	28.30'
L14	S83°50'10"E	28.00'
L15	S83°50'10"E	28.00'

LINE #	BEARING	LENGTH
L16	S9°50'10"E	28.20'
L17	N8°09'50"E	68.03'
L18	S9°50'10"E	14.44'
L19	S9°50'10"E	14.11'
L20	N8°09'50"E	92.35'
L21	S0°41'20"W	68.00'
L23	S83°50'10"E	38.15'



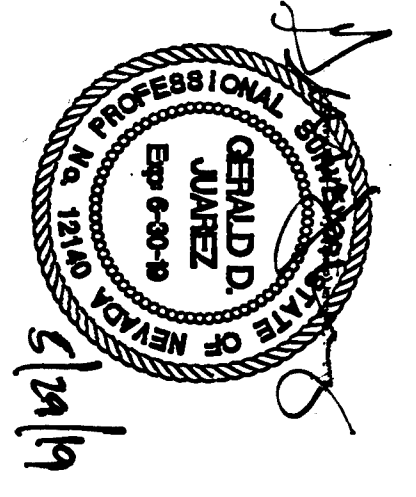
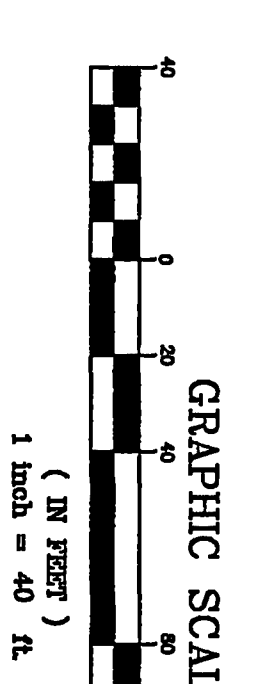
CURVE #	DELTA	RADIUS	LENGTH
C33	90°00'00"	20.00'	31.42'
C34	80°00'42"	20.00'	20.95'
C35	29°23'44"	20.00'	10.28'
C36	89°24'24"	20.00'	31.21'
C37	57°29'36"	545.00'	51.99'
C38	53°44'47"	545.00'	53.07'
C39	53°44'47"	545.00'	53.08'
C40	53°44'47"	545.00'	53.07'
C41	53°44'47"	545.00'	53.08'

CURVE #	DELTA	RADIUS	LENGTH
C42	53°44'47"	545.00'	53.07'
C43	13°10'08"	545.00'	14.44'
C44	90°00'00"	20.00'	31.42'
C45	53°24'41"	650.00'	62.90'
C46	53°44'47"	650.00'	63.30'
C47	53°44'47"	650.00'	63.30'
C48	53°44'47"	650.00'	63.30'
C49	53°44'47"	650.00'	63.30'
C50	53°44'47"	650.00'	63.30'
C51	13°10'08"	650.00'	17.22'
C54	90°42'21"	20.00'	31.66'
C55	73°42'28"	495.00'	65.44'
C56	87°05'13"	495.00'	69.87'

CURVE #	DELTA	RADIUS	LENGTH
C57	87°05'13"	495.00'	69.87'
C58	87°05'13"	495.00'	69.87'
C59	23°56'04"	495.00'	25.35'
C60	90°00'00"	20.00'	31.42'
C61	90°00'00"	20.00'	31.42'
C62	23°56'04"	285.00'	14.60'
C63	11°04'28"	285.00'	55.46'
C64	53°44'47"	285.00'	55.46'
C65	91°37'02"	285.00'	45.65'
C66	88°34'04"	20.00'	31.03'
C67	91°37'02"	285.00'	45.65'
C68	88°34'04"	20.00'	31.03'
C69	91°37'02"	285.00'	45.65'
C70	24°43'39"	155.00'	7.42'
C71	47°55'49"	155.00'	129.87'
C72	4°04'50"	155.00'	11.04'
C73	90°00'00"	20.00'	31.42'
C74	53°73'35"	275.00'	27.00'
C75	18°39'41"	275.00'	89.57'
C76	7°08'05"	275.00'	34.24'
C77	33°59'56"	325.00'	20.79'
C78	9°05'31"	325.00'	51.95'
C79	14°10'28"	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	33°03'55"	275.00'	18.84'
C85	7°01'10"	325.00'	38.82'
C86	9°44'35"	325.00'	55.27'
C87	9°08'43"	325.00'	81.88'
C88	53°03'51"	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'

CURVE #	DELTA	RADIUS	LENGTH
C94	11°34'36"	275.00'	55.56'
C95	33°03'55"	275.00'	18.84'
C96	7°01'10"	325.00'	38.82'
C97	9°44'35"	325.00'	55.27'
C98	9°08'43"	325.00'	81.88'
C99	53°03'51"	325.00'	31.28'
C100	90°00'00"	20.00'	31.42'
C101	40°27'51"	125.00'	88.28'
C102	90°00'00"	20.00'	31.42'
C103	23°56'08"	175.00'	73.11'



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.

FINAL MAP FOR
FSM-18-121

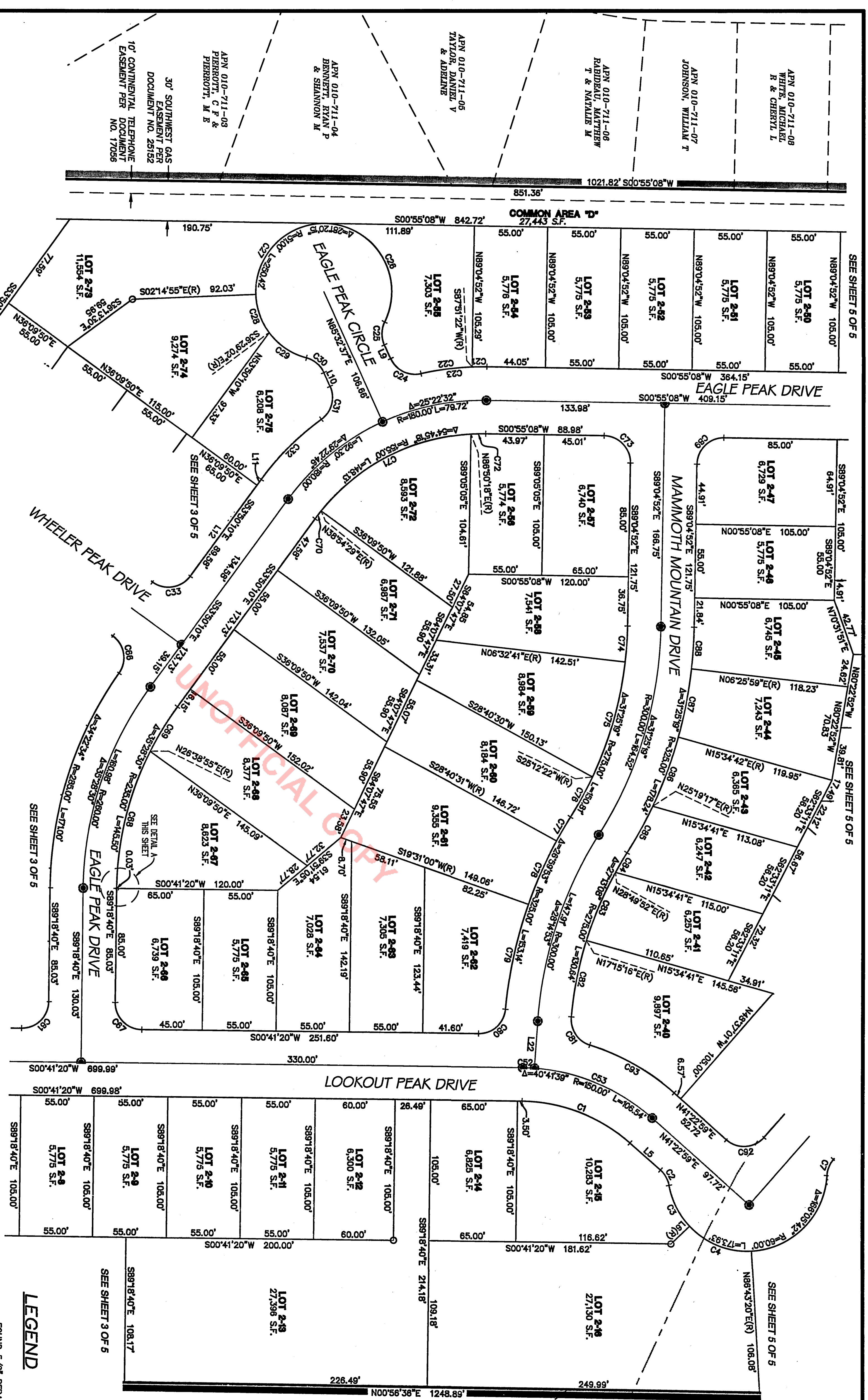
5/4 FOUND 3 1/2" B.L.M. BRASS
8/9 FOUND 3" CAP PER P.M. 2857

Manhard CONSULTING LTD
17775 S. WILSON AVENUE, SUITE 100, WEST VALLEY CITY, UT 84119
TEL: 801-972-1100 FAX: 801-972-1101
www.manhardconsulting.com

DRAWN BY: JLM
DATE: 6/2018
PROJ. CODE: CMCNV
SHEET 3 OF 5

SUBDIVISION MAP 2976-C

2976-C



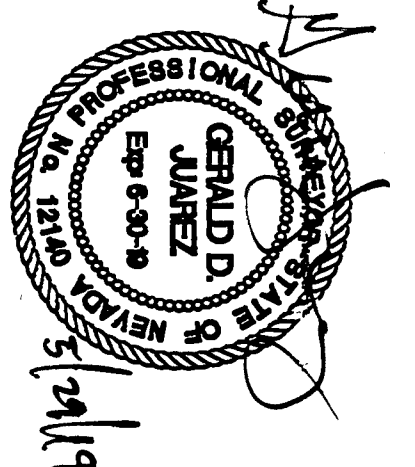
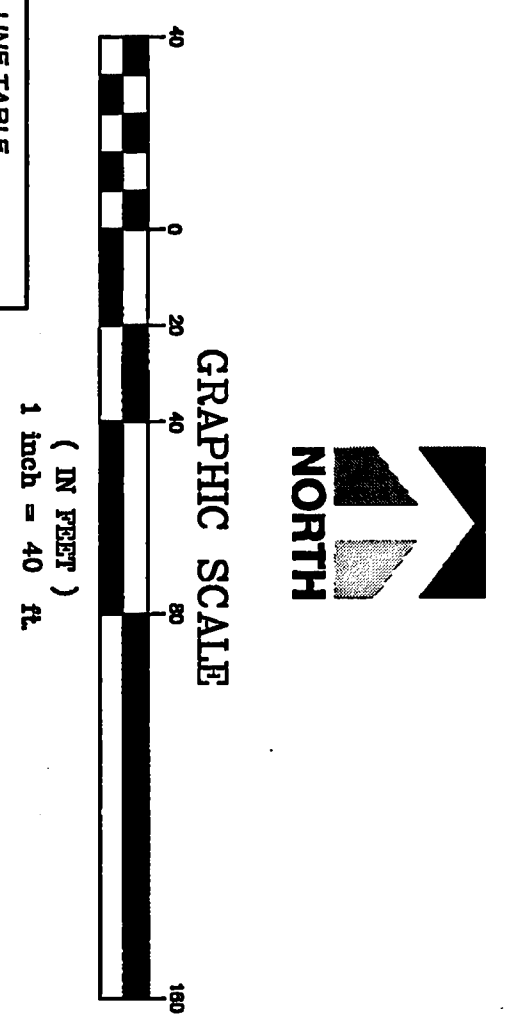
SEE SHEET 5 OF 5

CURVE #	DELTA	RADIUS	LENGTH
C1	40°41'39"	125.00'	88.78'
C2	38°02'51"	20.00'	13.28'
C3	32°39'21"	60.00'	34.84'
C4	49°43'09"	60.00'	32.07'
C7	38°02'51"	20.00'	13.28'
C21	37°03'46"	205.00'	10.96'
C22	10°46'53"	205.00'	38.59'
C23	13°50'18"	205.00'	49.51'
C24	78°27'47"	20.00'	27.39'
C25	50°40'08"	20.00'	17.69'
C26	11°57'38"	51.00'	102.82'
C27	93°10'03"	51.00'	82.83'
C28	34°14'07"	51.00'	30.47'
C29	38°39'29"	51.00'	34.40'
C30	50°40'08"	20.00'	17.69'
C31	78°27'47"	20.00'	27.39'

CURVE #	DELTA	RADIUS	LENGTH
C32	17°50'33"	205.00'	63.84'
C33	90°00'00"	20.00'	31.42'
C34	32°41'4"	150.00'	8.91'
C35	37°17'25"	150.00'	97.63'
C81	90°00'00"	20.00'	31.42'
C86	88°54'04"	20.00'	31.03'
C87	90°00'00"	20.00'	31.42'
C88	28°57'35"	235.00'	108.47'
C89	6°30'55"	235.00'	39.03'
C70	2°44'39"	155.00'	7.42'
C71	47°35'48"	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'	88.57'
C78	7°08'05"	275.00'	34.24'

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	88°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	8°08'43"	325.00'	51.88'
C88	5°30'51"	325.00'	31.28'
C89	90°00'00"	20.00'	31.42'
C93	23°58'08"	175.00'	73.11'

LINE #	BEARING	LENGTH
L5	N41°22'58"E	30.42'
L6	N43°33'31"W	19.39'
L9	N65°32'37"E	11.28'
L10	N65°32'37"E	11.28'
L11	N65°32'37"E	11.28'
L12	N65°32'37"E	11.28'
L22	S85°42'28"E	35.15'



LEGEND

- FOUND 5/8" REBAR W/ CAP "PLS 18949"
- FOUND STANDARD STREET CENTERLINE MONUMENT UNLESS OTHERWISE NOTED
- 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
- COMMON AREA

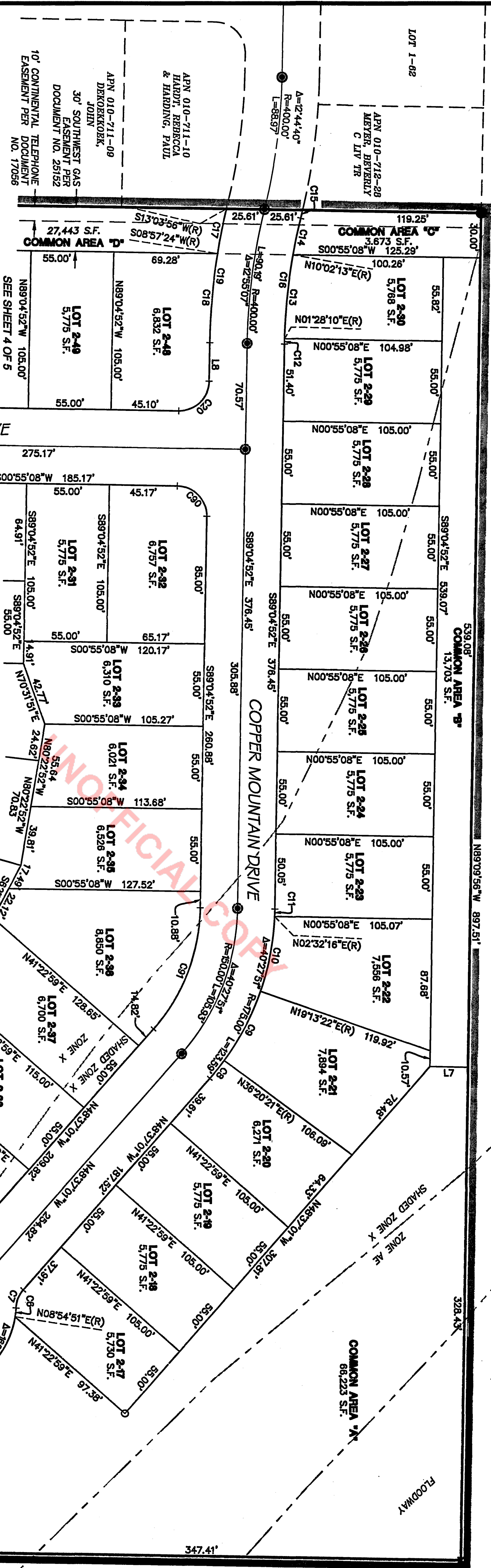
FSM-18-121

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.

Manhard CONSULTING LTD
4 OF 5 SHEETS
DRAWN BY: JLM
DATE: 8/20/18
PROJECT CODE: CMCXCV
PROJECT #: 2976-D

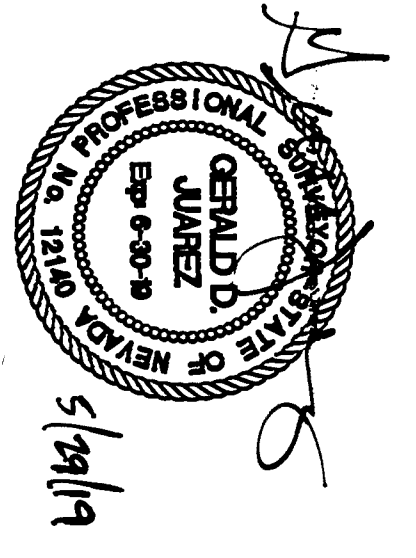
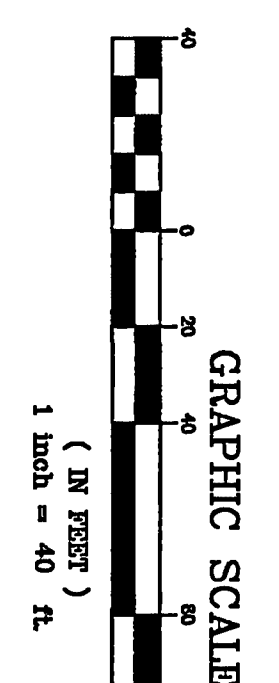
FOUND 1/2" GALVANIZED PIPE
 PER R.O.S. 321
 N. 1389908.17
 E. 167437.99

APN 09-311-43
 BUREAU OF INDIAN AFFAIRS



CURVE #	DELTA	RADIUS	LENGTH
C2	38°02'51"	20.00'	13.28'
C5	77°48'29"	60.00'	81.48'
C6	53°43'43"	60.00'	5.84'
C7	38°02'51"	20.00'	13.28'
C8	57°02'36"	175.00'	15.41'
C9	17°08'58"	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°08'32"	425.00'	30.48'
C18	8°02'16"	425.00'	59.82'
C19	12°08'48"	425.00'	90.10'
C20	9°00'00"	20.00'	31.42'
C23	9°00'00"	20.00'	31.42'
C29	9°00'00"	20.00'	31.42'
C31	4°02'25"	125.00'	88.28'
C32	9°00'00"	20.00'	31.42'

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 18949*
- UNLESS OTHERWISE NOTED
- FOUND STANDARD STREET CENTERLINE MONUMENT
- FOUND P.L.S.S. SECTION CORNER AS NOTED
- SET 9/8" REBAR W/ CAP *PLS 12140* OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- SET STANDARD STREET CENTERLINE MONUMENT
- DIMENSION POINT, NOTHING FOUND OR SET
- COMMON AREA

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.

Manhard CONSULTING LTD
 CARSON CITY, NEVADA
 DRAWN BY: JLV
 DATE: 6/2018
 PROJ. CODE: CJKCNV
 PROJ. #: 5
 SHEET 5 OF 5

SUBDIVISION MAP 2976-E

2976-E



Property Information

Property ID 01075701

Location

Owner LENNAR RENO LLC

Acres 4.87

APN: 010-757-01

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT



0 25 50 100 Feet



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