



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** May 18, 2023

Staff Contact: Andrew Rasor, Carson City Treasurer

Agenda Title: For Possible Action: Discussion and possible action regarding a request to remove a total amount of \$380.50 in taxes, penalties and other fees associated with five parcels (APNs 010-751-17, 010-751-32, 010-751-33, 010-753-18 and 010-754-01) that were dedicated by Lennar Reno, LLC to Carson City in September 2022 for public use and which are now exempt from taxation pursuant to NRS 361.060. (Andrew Rasor, arasor@carson.org)

Staff Summary: NRS 361.060 exempts from taxation the property of counties, cities and certain other political subdivisions. These five parcels were dedicated by Lennar Reno, LLC to the Carson City Department of Parks, Recreation and Open Space and therefore are exempt from taxation. The Carson City Treasurer is requesting the removal of the taxes, penalties and fees from these properties that are now owned by Carson City.

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

Proposed Motion

I move to approve the removal of the taxes, penalties and fees as requested.

Board's Strategic Goal

Efficient Government

Previous Action

N/A

Background/Issues & Analysis

During the preparation of the annual notifications required for delinquent property taxes pursuant to NRS 361.5648, the Carson City Treasurer's Office identified five parcels which had received tax assessments and billing for tax year 2022-2023 (7/1/22 to 6/30/23). However, the parcels were dedicated to Carson City in September 2022 by Lennar Reno, LLC to the Carson City Department of Parks, Recreation and Open Space, rendering them exempt from taxation. In addition, NRS 361.7312(2) further prohibits a county treasurer from assigning a tax lien to a government, government agency or political subdivision of a government against a parcel of real property for which taxes have become delinquent.

Please see the attached letter with exhibits from the Carson City Treasurer for further details.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361.060 and NRS 361.7312(2)

Financial Information

Is there a fiscal impact? Yes

If yes, account name/number: 1010083-411100 (General Fund - City Operating)
2020083-411100 (Cooperative Extension)
2150083-411100 (Carson City Senior Citizens)
2080083-411109 (Accident Indigent)
2080083-411100 (Medical Indigent)
2100083-411100 (Capital Projects)
7489883-411100 (School Operating)
7309883-411100 (School Debt)
7509883-411100 (State of Nevada)
7609833-411100 (Sub Conservancy)
6040083-411100 (Redevelopment)
1010083-469110 (Penalty)
1010083-469112 (Postage)

Is it currently budgeted? Yes

Explanation of Fiscal Impact: Reduction of \$380.50 from the FY 2022/2023 Real Property Tax Rolls.

Alternatives

Approve, modify or deny the request and/or provide alternative direction to staff.

Attachments:

[CCTO- request to cancel property taxes and associated costs \(BOS 5.18.23\).pdf](#)

Board Action Taken:

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

(Vote Recorded By)



May 4, 2023

Carson City Board of Supervisors
201 N. Carson Street, Suite 2
Carson City, Nevada 89701

Re: Request to Cancel Property Taxes and Associated Penalties and Fees for Parcels Dedicated by Lennar Reno, LLC. to Carson City Department of Parks and Recreation

Dear Mayor Bagwell, Supervisor Giomi, Supervisor White, Supervisor Horton, and Supervisor Schuette,

During the recent preparation of the annually required real property tax delinquency notices as required under Nevada Revised Statute (NRS) 361.5648, staff from the Carson City Treasurer's Office identified five (5) parcels which had delinquent taxes, penalties and other costs for the current tax year of 2022-2023. Please see Attachments A, B, C, D, and E for the list of parcel numbers, addresses, and corresponding assessed taxes and penalty amounts. Staff further identified the registered property owner of these five parcels as the Carson City Parks, Recreation and Open Space Department. In reviewing records maintained by the Carson City Clerk-Recorder's Office, staff learned that Lennar Reno, LLC. dedicated each of these five parcels to Carson City on 9/22/22 for public use. Please see Attachments A, B, C, D, and E for the corresponding "Acceptance of Dedication of Land for Public Recreation Purposes" for each of these five parcels.

Each of these five parcels lists a current delinquent amount of seventy-six dollars and 10 cents (\$76.10) in taxes, penalties, and other costs, for a total combined amount of three hundred and eighty dollars and fifty cents (\$380.50). Pursuant to NRS 361.060(1), all properties belonging to the Consolidated Municipality of Carson City, a political subdivision of the State of Nevada, are exempt from taxation:

NRS 361.060 Property of counties, cities, towns, Nevada Rural Housing Authority and certain other political subdivisions exempted.

1. All lands and other property owned by the Nevada Rural Housing Authority or any county, domestic municipal corporation, irrigation drainage or reclamation district or town in this state are exempt from taxation, except as otherwise provided in [NRS 539.213](#) with respect to certain community pastures.

2. Real property acquired on or after July 1, 2003, by a conservation district pursuant to [NRS 548.393](#) is exempt from taxation.

[Part 1:344:1953; A [1954, 29](#); [1955, 340](#)](NRS A [1967, 1125](#); [1995, 816](#); [2003, 1683](#))

At this time, I am respectfully requesting that the Carson City Board of Supervisors cancel the total amount of 380.50 in delinquent taxes, penalties, and other costs for these five parcels for the current tax year of 2022-2023 as they are properties now belonging to Carson City. In addition, I am further requesting that the Board of Supervisors direct the Carson City Assessor's Office and the Carson City

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



Treasurer's Office to exempt these five parcels from future taxation and billing while they remain the property of Carson City. Should you require any additional information about this matter, please let me know.

Sincerely,

Andrew Rasor, Treasurer
Consolidated Municipality of Carson City, Nevada

Attachments: A: 6577 Copper Mountain Drive, Carson City, Nevada/ APN 010-751-17

B: 6545 Copper Mountain Drive, Carson City, Nevada/ APN 010-751-32

C: 6561 Copper Mountain Drive, Carson City, Nevada/ APN 010-751-33

D: 1233 Eagle Peak Court, Carson City, Nevada/ APN 010-753-18

E: 6995 Wheeler Peak Drive, Carson City, Nevada/ APN 010-754-01

F: Google Satellite and Terrain Maps Showing APN 010-751-17, APN 010-751-32, APN 010-751-33, APN 010-753-18, and APN 010-754-01

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ATTACHMENT

A:

**6577 Copper Mountain Drive
Carson City, Nevada
APN 010-751-17**

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



March 31, 2023

Carson City, Parks Dept, City Of Carson City
3303 Butti Wy #9
Carson City, NV 89701

Re: First Delinquency Notice
Parcel # 010-751-17/ 6577 Copper Mountain Dr

Dear City Of Carson City,

As required by the applicable provisions of Nevada Revised Statute (NRS) 361.5648, 361.570, and 361.585, the Carson City Treasurer's Office is notifying you that the real property taxes for this parcel are currently delinquent. The following lists the current amount(s) owed for this parcel as of the date of this letter; please contact the Carson City Treasurer's Office for an updated amount owed:

<u>Date Due</u>	<u>Tax Amount</u>	<u>Penalties</u>	<u>Fees</u>	<u>Total Due</u>
Prior Tax/Fee	0.00	0.00	0.00	0.00
Current Year	71.25	2.85	2.00	76.1
TOTAL AMOUNT OWED:				\$76.1

Please know that if the Carson City Treasurer's Office does not receive the **total amount owed by May 3, 2023**, NRS 361.565 requires the Carson City Treasurer's Office to advertise any parcel having any unpaid property tax amount in the *Nevada Appeal* at the property owner's expense. In addition, if the Carson City Treasurer's Office does not receive the full amount of taxes and fees owed for this parcel by the first Monday in June of this tax year, NRS 361.570 requires the Carson City Treasurer to issue a Trustee's Certificate against this parcel for a period of two years, which must include all accruing penalties, interest, and other costs. If the Carson City Treasurer does not receive the full payment of all taxes, penalties, interest, and other costs for this parcel after the time for redemption has expired, Nevada law requires the Carson City Treasurer to begin the process to sell this parcel to recover all taxes, penalties, interest, costs, and other fees owed for this parcel to the Consolidated Municipality of Carson City.

You can send your payment to any of the following options:

Online at <https://carsoncitynv.devnetwedge.com/>

Online bill-pay through your bank (please be sure to include your parcel number)

In-person or by mail: Carson City Treasurer,
201 N. Carson Street, Suite 5
Carson City, Nevada 89701

Payment box (green) located on the east side of City Hall, 201 N. Carson Street, Carson City, Nevada

The Carson City Treasurer's Office appreciates your attention to this matter, and if you have already submitted your payment, and your full payment has crossed in the mail with this notice, please accept our thanks.

Sincerely,

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org

Doc # 535599

Recorded 9/23/2022 9:57 AM
Requested by CARSON CITY CLERK TO THE BOARD
Carson City, NV
Aubrey Rowlatt Clerk - Recorder
Pg 1 of 3 Fee: \$0.00
Recorded By: CS

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

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 22nd day of September 2022.

GRANTEE, CARSON CITY

APPROVED

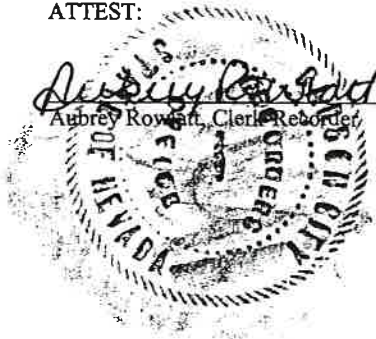
Lori Bagwell 9/16/22
Lori Bagwell, Mayor Date

REVIEWED AND RECOMMENDED BY:

Randall Rice 9.22.22
Randall Rice P.E., City Engineer Date

ATTEST:

Aubrey Rowlatt 9-22-22
Aubrey Rowlatt, Clerk-Recorder Date



APPROVED AS TO FORM:

Benjamin R Johnson 9/19/22
Carson City District Attorney Date
Benjamin R. Johnson

**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.

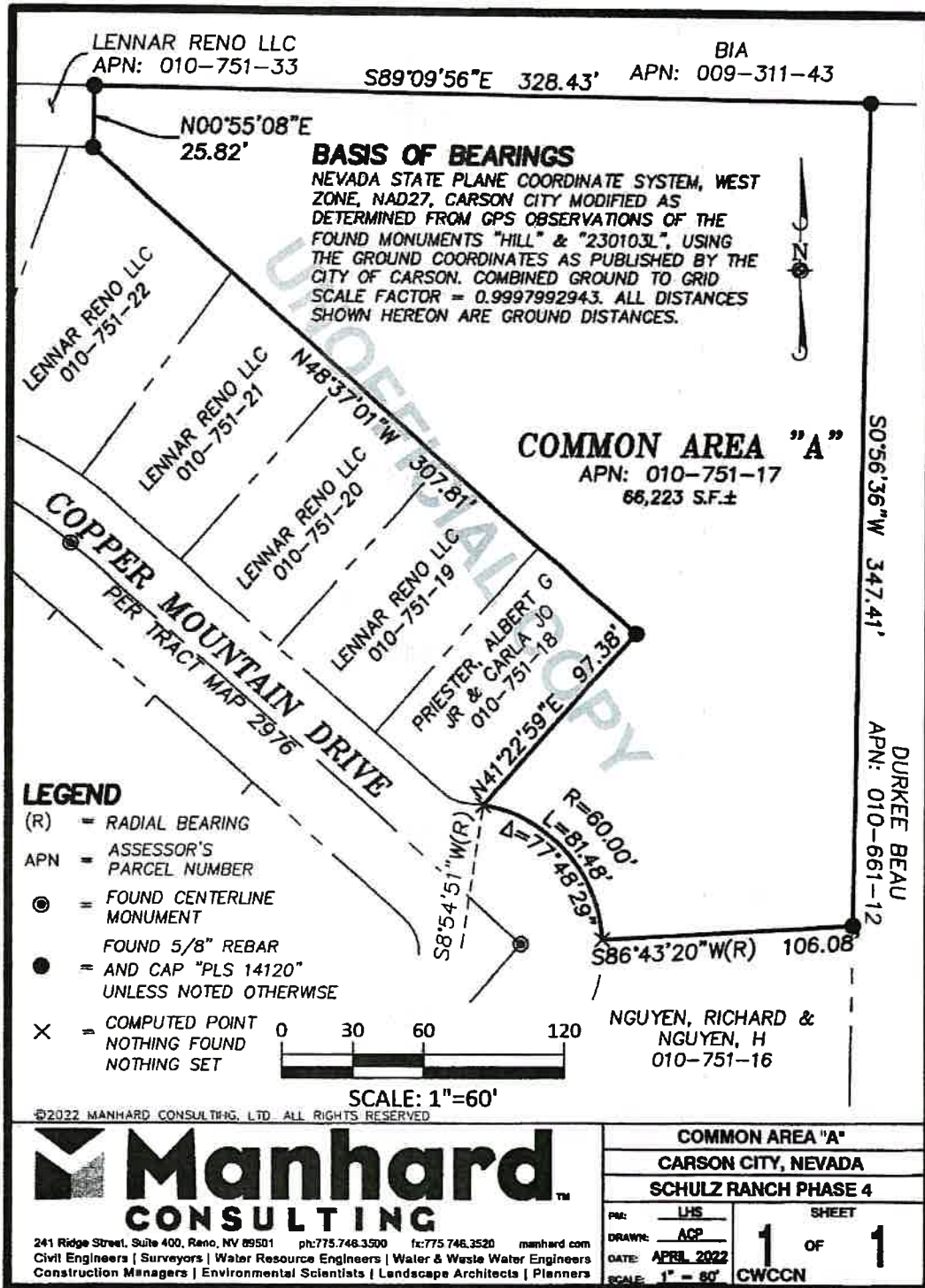
SURVEYOR'S CERTIFICATE

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, 4TH FLOOR
RENO, NEVADA 89501
(775) 887-5222





Dwg Name: P:\cwccn\dwg\Surv\Final Drawings\Exhibits\Surv\PHASE 4_COMMON AREA - EXHIBITS.dwg Updated By: APH:rvz 14:05



**ATTACHMENT
B:**

**6545 Copper Mountain Drive
Carson City, Nevada
APN 010-751-32**

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



March 31, 2023

Carson City, Parks Dept, City Of Carson City
3303 Butti Wy #9
Carson City, NV 89701

Re: First Delinquency Notice
Parcel # 010-751-32/ 6545 Copper Mountain Dr

Dear City Of Carson City,

As required by the applicable provisions of Nevada Revised Statute (NRS) 361.5648, 361.570, and 361.585, the Carson City Treasurer's Office is notifying you that the real property taxes for this parcel are currently delinquent. The following lists the current amount(s) owed for this parcel as of the date of this letter; please contact the Carson City Treasurer's Office for an updated amount owed:

<u>Date Due</u>	<u>Tax Amount</u>	<u>Penalties</u>	<u>Fees</u>	<u>Total Due</u>
Prior Tax/Fee	0.00	0.00	0.00	0.00
Current Year	71.25	2.85	2.00	76.1
TOTAL AMOUNT OWED:				\$76.1

Please know that if the Carson City Treasurer's Office does not receive the **total amount owed by May 3, 2023**, NRS 361.565 requires the Carson City Treasurer's Office to advertise any parcel having any unpaid property tax amount in the *Nevada Appeal* at the property owner's expense. In addition, if the Carson City Treasurer's Office does not receive the full amount of taxes and fees owed for this parcel by the first Monday in June of this tax year, NRS 361.570 requires the Carson City Treasurer to issue a Trustee's Certificate against this parcel for a period of two years, which must include all accruing penalties, interest, and other costs. If the Carson City Treasurer does not receive the full payment of all taxes, penalties, interest, and other costs for this parcel after the time for redemption has expired, Nevada law requires the Carson City Treasurer to begin the process to sell this parcel to recover all taxes, penalties, interest, costs, and other fees owed for this parcel to the Consolidated Municipality of Carson City.

You can send your payment to any of the following options:

Online at <https://carsoncitynv.devnetwedge.com/>

Online bill-pay through your bank (please be sure to include your parcel number)

In-person or by mail: Carson City Treasurer,
201 N. Carson Street, Suite 5
Carson City, Nevada 89701

Payment box (green) located on the east side of City Hall, 201 N. Carson Street, Carson City, Nevada

The Carson City Treasurer's Office appreciates your attention to this matter, and if you have already submitted your payment, and your full payment has crossed in the mail with this notice, please accept our thanks.

Sincerely,

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver

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Consolidated Municipality of Carson City
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Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org

Doc # 535601

Recorded 9/23/2022 9:57 AM
Requested by CARSON CITY CLERK TO THE BOARD
Carson City, NV
Aubrey Rowlatt Clerk - Recorder
Pg 1 of 3 Fee: \$0.00
Recorded By: CS

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

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:

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.

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 22nd day of September 2022.

GRANTEE, CARSON CITY

APPROVED

Lori Bagwell 9/16/22
Lori Bagwell, Mayor Date

REVIEWED AND RECOMMENDED BY:

Randall Rice 9.22.22
Randall Rice P.E., City Engineer Date

ATTEST:

Aubrey Rowlatt 9-22-22
Aubrey Rowlatt, Clerk-Recorder Date

APPROVED AS TO FORM:

Benjamin R. Johnson 9/19/22
Carson City District Attorney Date
Benjamin R. Johnson



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.

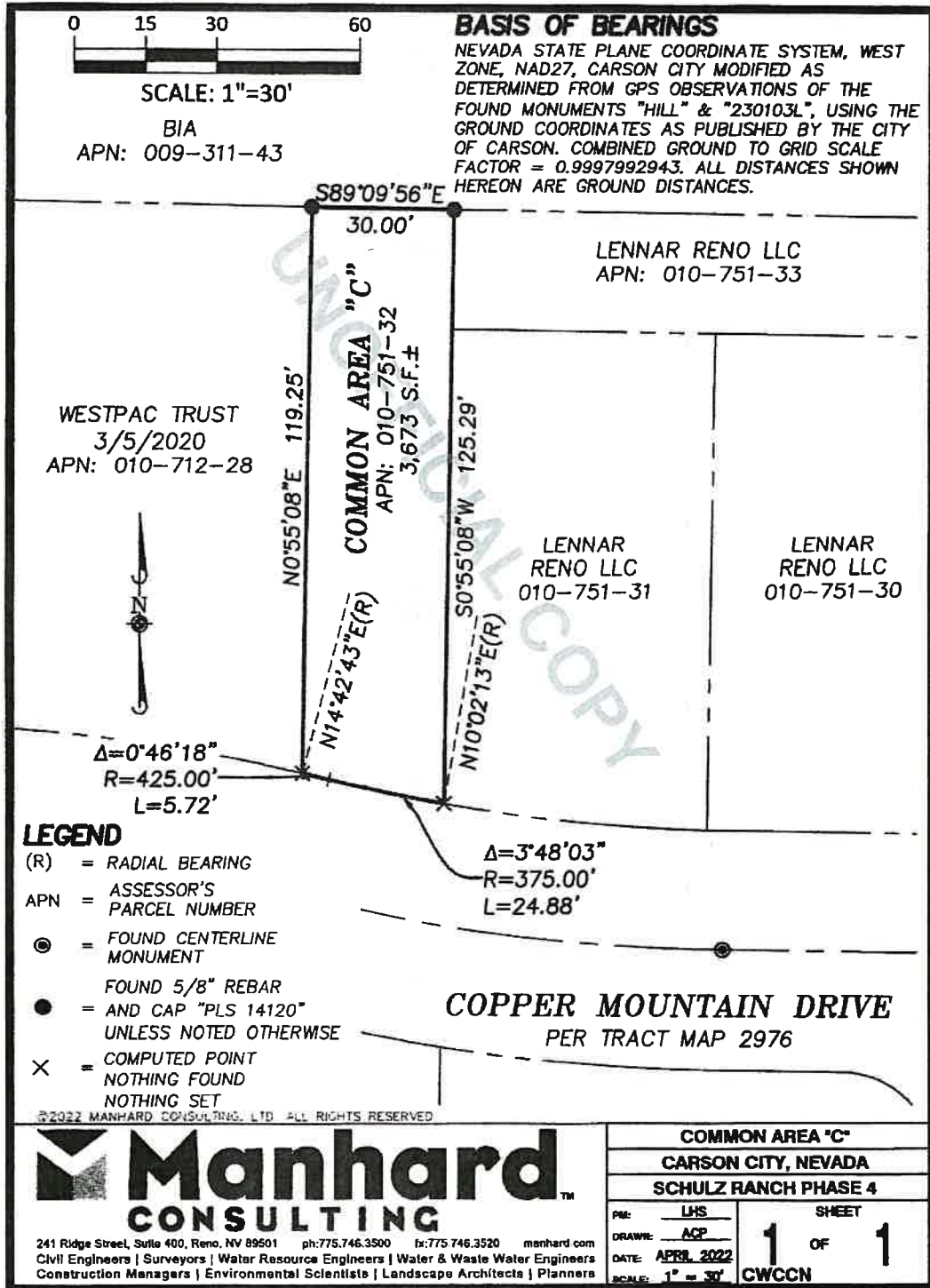
SURVEYOR'S CERTIFICATE

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

 **Manhard**
CONSULTING
241 RIDGE STREET, 4TH FLOOR
RENO, NEVADA 89501
(775) 887-5222





Drawing Name: P:\CWCCN\dwg\Surv\Plan\Drawings\Exhibits_Surv\PHASE4_COMMONAREA-EXHIBITS.dwg Updated By: APerez 14:05



ATTACHMENT C:

**6561 Copper Mountain Drive
Carson City, Nevada
APN 010-751-33**

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



March 31, 2023

Carson City, Parks Dept, City Of Carson City
3303 Butti Wy #9
Carson City, NV 89701

Re: First Delinquency Notice
Parcel # 010-751-33/ 6561 Copper Mountain Dr

Dear City Of Carson City,

As required by the applicable provisions of Nevada Revised Statute (NRS) 361.5648, 361.570, and 361.585, the Carson City Treasurer's Office is notifying you that the real property taxes for this parcel are currently delinquent. The following lists the current amount(s) owed for this parcel as of the date of this letter; please contact the Carson City Treasurer's Office for an updated amount owed:

<u>Date Due</u>	<u>Tax Amount</u>	<u>Penalties</u>	<u>Fees</u>	<u>Total Due</u>
Prior Tax/Fee	0.00	0.00	0.00	0.00
Current Year	71.25	2.85	2.00	76.1
TOTAL AMOUNT OWED:				\$76.1

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In-person or by mail: Carson City Treasurer,
201 N. Carson Street, Suite 5
Carson City, Nevada 89701

Payment box (green) located on the east side of City Hall, 201 N. Carson Street, Carson City, Nevada

The Carson City Treasurer's Office appreciates your attention to this matter, and if you have already submitted your payment, and your full payment has crossed in the mail with this notice, please accept our thanks.

Sincerely,

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver

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Email: treasurer@carson.org

Doc # 535598

Recorded 9/23/2022 9:57 AM
Requested by CARSON CITY CLERK TO THE BOARD
Carson City, NV
Aubrey Rowlatt Clerk - Recorder
Pg 1 of 3 Fee: \$0.00
Recorded By: CS

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

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;

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 22nd day of September 2022.

GRANTEE, CARSON CITY

APPROVED

Lori Bagwell 9/16/22
Lori Bagwell, Mayor Date

REVIEWED AND RECOMMENDED BY:

Randall Rice 9.22.22
Randall Rice P.E., City Engineer Date

ATTEST:

Aubrey Rowlatt 9-22-22
Aubrey Rowlatt, Clerk Recorder Date

APPROVED AS TO FORM:

Benjamin R. Johnson 9/19/22
Carson City District Attorney Date

Benjamin R. Johnson



**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:

Common Area "B" 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 13,703 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

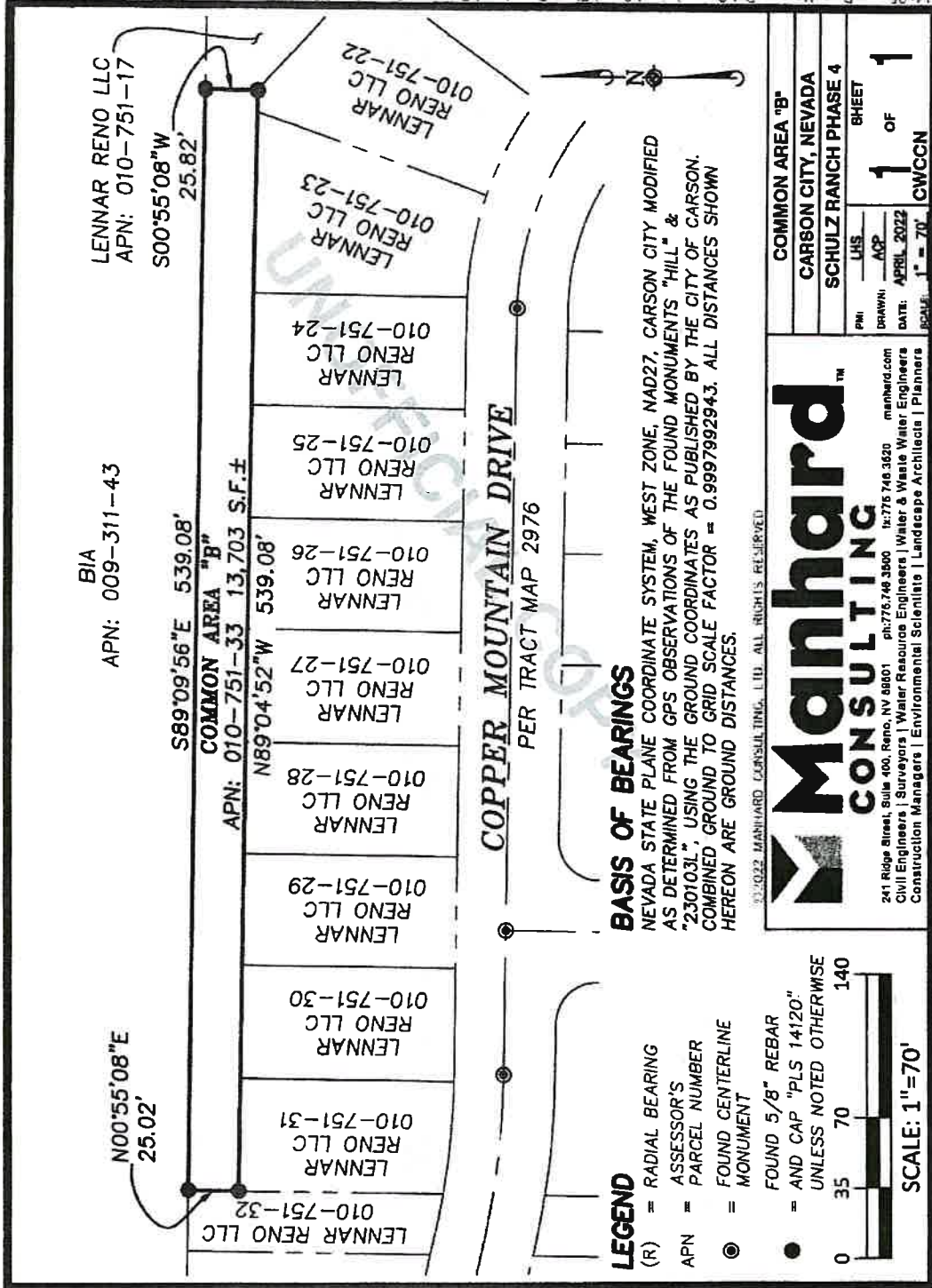
I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

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

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



14:05 Dwg Name: P:\CWCC\dwg\Survey\From\Drawings\Exhibits\Survey\PHASE4\COMMONAREA-EXHIBITS.dwg Updated By: Perez





**ATTACHMENT
D:**

**1233 Eagle Peak Court
Carson City, Nevada
APN 010-753-18**

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



March 31, 2023

Carson City, Parks Dept, City Of Carson City
3303 Butti Wy #9
Carson City, NV 89701

Re: First Delinquency Notice
Parcel # 010-753-18/ 1233 Eagle Peak Ct

Dear City Of Carson City,

As required by the applicable provisions of Nevada Revised Statute (NRS) 361.5648, 361.570, and 361.585, the Carson City Treasurer's Office is notifying you that the real property taxes for this parcel are currently delinquent. The following lists the current amount(s) owed for this parcel as of the date of this letter; please contact the Carson City Treasurer's Office for an updated amount owed:

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Current Year	71.25	2.85	2.00	76.1
TOTAL AMOUNT OWED:				\$76.1

Please know that if the Carson City Treasurer's Office does not receive the **total amount owed by May 3, 2023**, NRS 361.565 requires the Carson City Treasurer's Office to advertise any parcel having any unpaid property tax amount in the *Nevada Appeal* at the property owner's expense. In addition, if the Carson City Treasurer's Office does not receive the full amount of taxes and fees owed for this parcel by the first Monday in June of this tax year, NRS 361.570 requires the Carson City Treasurer to issue a Trustee's Certificate against this parcel for a period of two years, which must include all accruing penalties, interest, and other costs. If the Carson City Treasurer does not receive the full payment of all taxes, penalties, interest, and other costs for this parcel after the time for redemption has expired, Nevada law requires the Carson City Treasurer to begin the process to sell this parcel to recover all taxes, penalties, interest, costs, and other fees owed for this parcel to the Consolidated Municipality of Carson City.

You can send your payment to any of the following options:

Online at <https://carsoncitynv.devnetwedge.com/>

Online bill-pay through your bank (please be sure to include your parcel number)

In-person or by mail: Carson City Treasurer,
201 N. Carson Street, Suite 5
Carson City, Nevada 89701

Payment box (green) located on the east side of City Hall, 201 N. Carson Street, Carson City, Nevada

The Carson City Treasurer's Office appreciates your attention to this matter, and if you have already submitted your payment, and your full payment has crossed in the mail with this notice, please accept our thanks.

Sincerely,

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org

Doc # 535597

Recorded 9/23/2022 9:57 AM
Requested by CARSON CITY CLERK TO THE BOARD
Carson City - NV
Aubrey Rowlatt Clerk - Recorder
Pg 1 of 4 Fee: \$0.00
Recorded By: CS

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

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:

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.

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 22nd day of September 2022.

GRANTEE, CARSON CITY

APPROVED

Lori Bagwell 9/16/22
Lori Bagwell, Mayor Date

REVIEWED AND RECOMMENDED BY:

Randall Rice 9.22.22
Randall Rice P.E., City Engineer Date

ATTEST:

Aubrey Rowlatt 9-22-22
Aubrey Rowlatt, Clerk - Recorder Date

APPROVED AS TO FORM:

Benjamin R Johnson 9/19/22
Carson City District Attorney Date
Benjamin R. Johnson

**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.

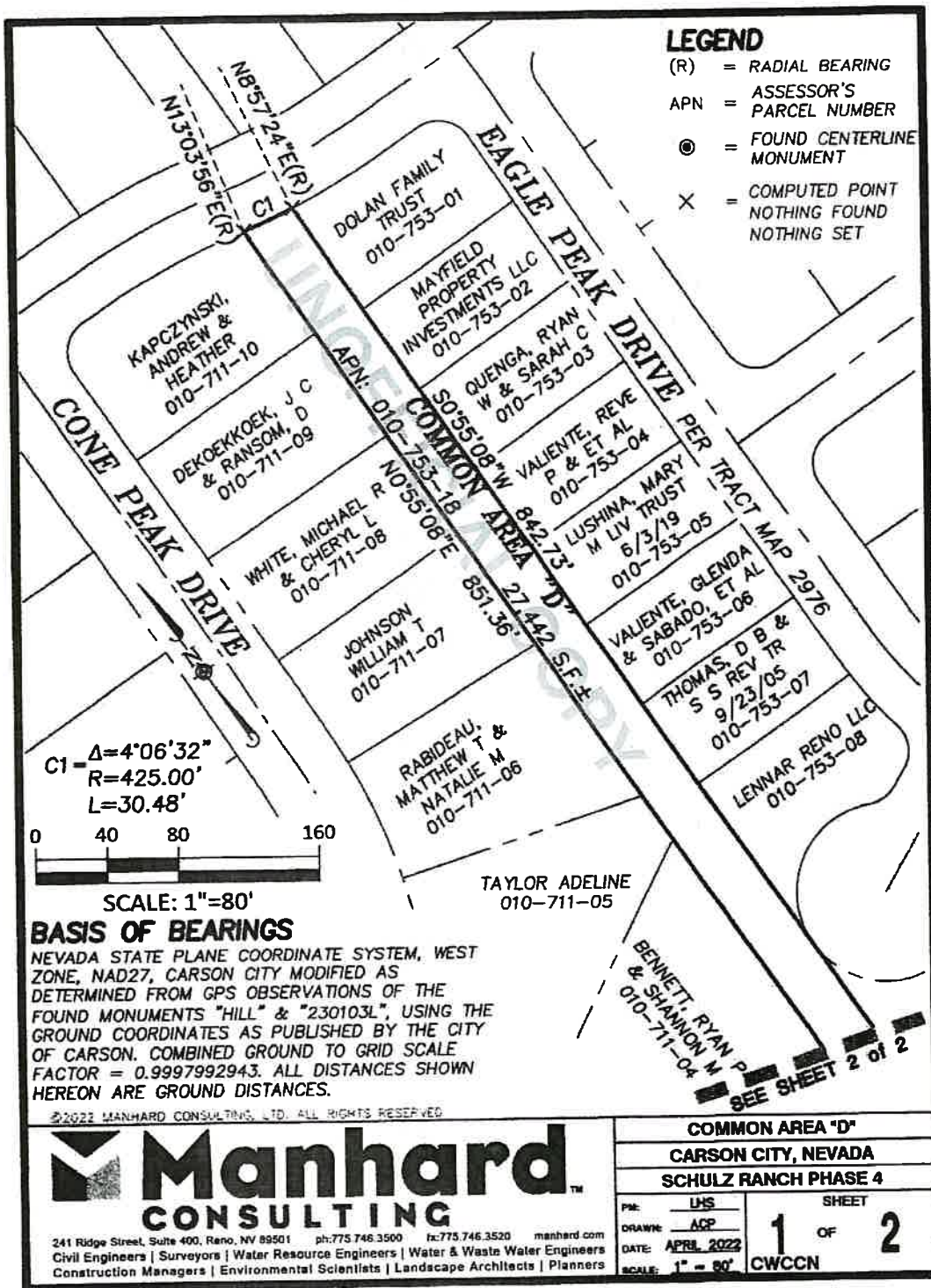
SURVEYOR'S CERTIFICATE

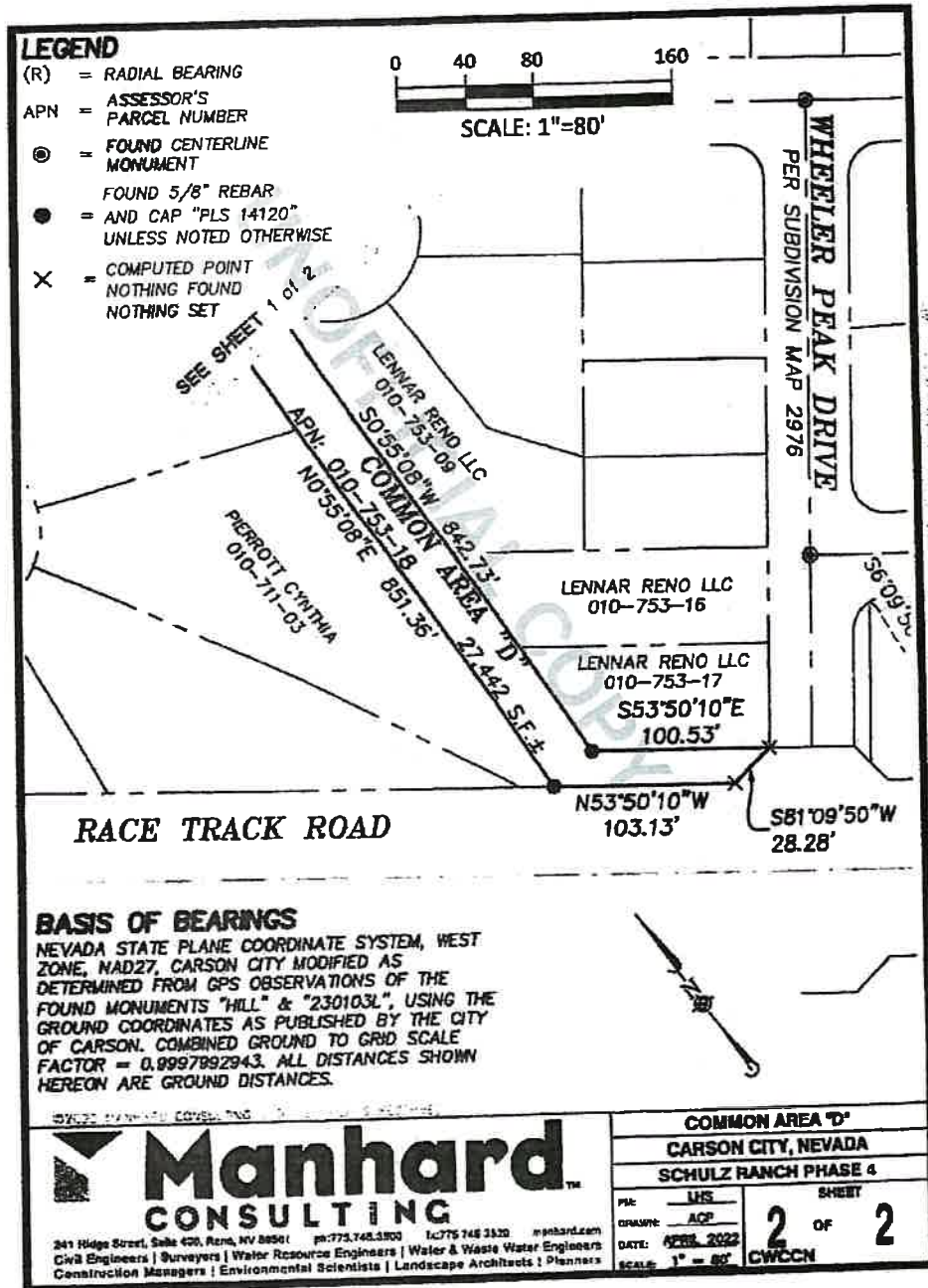
I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

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

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









ATTACHMENT

E:

**6995 Wheeler Peak Drive
Carson City, Nevada
APN 010-754-01**

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



March 31, 2023

Carson City, Parks Dept, City Of Carson City
3303 Butti Wy #9
Carson City, NV 89701

Re: First Delinquency Notice
Parcel # 010-754-01/ 6995 Wheeler Peak Dr

Dear City Of Carson City,

As required by the applicable provisions of Nevada Revised Statute (NRS) 361.5648, 361.570, and 361.585, the Carson City Treasurer's Office is notifying you that the real property taxes for this parcel are currently delinquent. The following lists the current amount(s) owed for this parcel as of the date of this letter; please contact the Carson City Treasurer's Office for an updated amount owed:

<u>Date Due</u>	<u>Tax Amount</u>	<u>Penalties</u>	<u>Fees</u>	<u>Total Due</u>
Prior Tax/Fee	0.00	0.00	0.00	0.00
Current Year	71.25	2.85	2.00	76.1
TOTAL AMOUNT OWED:				\$76.1

Please know that if the Carson City Treasurer's Office does not receive the **total amount owed by May 3, 2023**, NRS 361.565 requires the Carson City Treasurer's Office to advertise any parcel having any unpaid property tax amount in the *Nevada Appeal* at the property owner's expense. In addition, if the Carson City Treasurer's Office does not receive the full amount of taxes and fees owed for this parcel by the first Monday in June of this tax year, NRS 361.570 requires the Carson City Treasurer to issue a Trustee's Certificate against this parcel for a period of two years, which must include all accruing penalties, interest, and other costs. If the Carson City Treasurer does not receive the full payment of all taxes, penalties, interest, and other costs for this parcel after the time for redemption has expired, Nevada law requires the Carson City Treasurer to begin the process to sell this parcel to recover all taxes, penalties, interest, costs, and other fees owed for this parcel to the Consolidated Municipality of Carson City.

You can send your payment to any of the following options:

Online at <https://carsoncitynv.devnetwedge.com/>

Online bill-pay through your bank (please be sure to include your parcel number)

In-person or by mail: Carson City Treasurer,
201 N. Carson Street, Suite 5
Carson City, Nevada 89701

Payment box (green) located on the east side of City Hall, 201 N. Carson Street, Carson City, Nevada

The Carson City Treasurer's Office appreciates your attention to this matter, and if you have already submitted your payment, and your full payment has crossed in the mail with this notice, please accept our thanks.

Sincerely,

Andrew Rasor, Treasurer and Ex-Officio Tax Receiver

OFFICE OF THE TREASURER
Consolidated Municipality of Carson City
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org

Doc # 535600

Recorded 9/23/2022 9:57 AM
Requested by CARSON CITY CLERK TO THE BOARD
Carson City, NV
Aubrey Rowlett Clerk - Recorder
Pg 1 of 8 Fee: \$0.00
Recorded By: CS

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

APN#: 010-754-01

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 "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.

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 22nd day of September 2022.

GRANTEE, CARSON CITY

APPROVED

Lori Bagwell 9/16/22
Lori Bagwell, Mayor Date

REVIEWED AND RECOMMENDED BY:

Randall Rice 9.22.22
Randall Rice P.E., City Engineer Date

ATTEST:

Aubrey Rowlett 9-22-22
Aubrey Rowlett, Clerk-Recorder Date

APPROVED AS TO FORM:

Benjamin R. Johnson 9/19/22
Carson City District Attorney Date

Benjamin R. Johnson



**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.

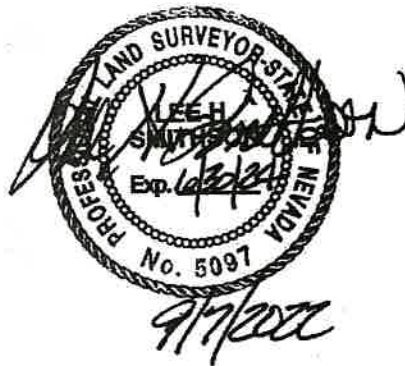
The Basis of Bearing for this description is Nevada State Plane Coordinate System, West Zone, NAD 27, Carson City Modified as determined from G.P.S. observations of the found monuments "Hill" and "230103L", using the ground coordinates as published by the City of Carson. combined ground to grid scale 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.

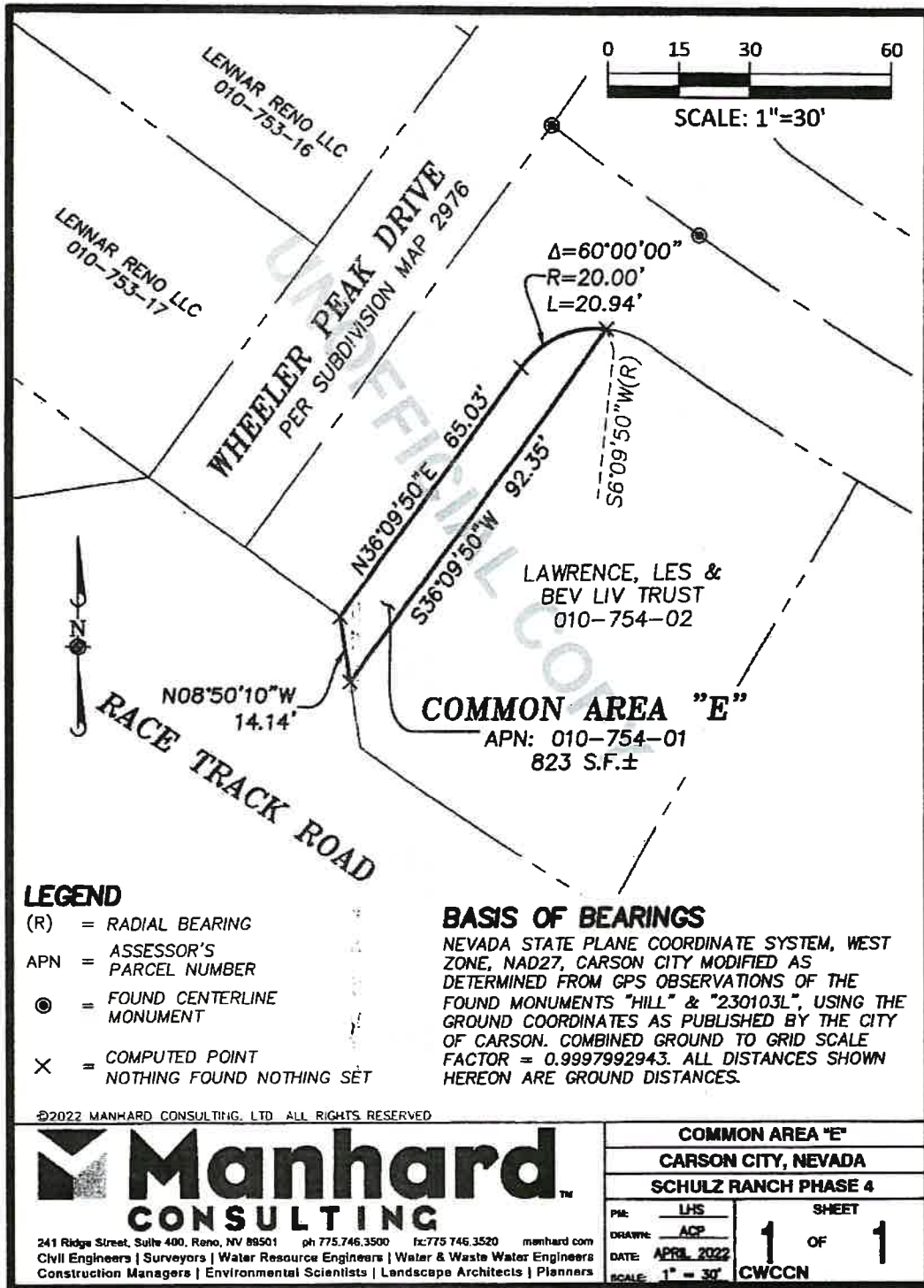
SURVEYOR'S CERTIFICATE

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, 4TH FLOOR
RENO, NEVADA 89501
(775) 887-5222





Dwg Name: P:\c\ccn\dwg\Surv\Final Drawings\Exhibits_Surv\PHASE4_COMMAREA-EXHIBITS.dwg Updated By: APerez 14:05

2976-A

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

CITY ENGINEER'S CERTIFICATE

I, ROBERT GIBBY, CITY ENGINEER, HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 9/2/19
CITY ENGINEER: ROBERT GIBBY

BOARD OF SUPERVISORS APPROVAL

I, BOB BROWN, CHAIRMAN OF THE BOARD OF SUPERVISORS, HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 10/1/19
CHAIRMAN: BOB BROWN

DATE: 10-7-19
CITY CLERK: [Signature]

TREASURER'S CERTIFICATE

I, [Signature], TREASURER, HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 9-8-19
TREASURER: [Signature]

PLANNING DIVISION CERTIFICATE

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

DATE: 9/1/19
COMMUNITY DEVELOPMENT DIRECTOR: [Signature]

SURVEYOR'S CERTIFICATE

I, DONALD S. JAMES, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE RESERVE OF DONALD S. JAMES, L.L.C.
2. THE LAND SURVEYED IS WITHIN THE INTERSECTION OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 20 EAST, ZONE 12N, AND THE SURVEY WAS COMPLETED ON JANUARY 24, 2012.
3. THE PLAT COMPLIES WITH THE APPROPRIATE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT AT THE DATE THAT THE CONFORMANCE COPY WAS FILED FOR APPROVAL.
4. THE PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE RESERVE OF DONALD S. JAMES, L.L.C. AND I HAVE BEEN ADVISED THAT THE PLAT WILL BE FILED WITH THE COMMISSIONED BODY BEFORE RECOGNITION TO CHANGE THE JURISDICTION OF THE INSTRUMENT.



DATE: 10/19
SURVEYOR: DONALD S. JAMES

RECORDER'S CERTIFICATE

PLAT FILED FOR RECORD ON THE 13th DAY OF October, 2019, AT 10:51 AM IN BOOK # [blank] PAGE # [blank] OF THE OFFICIAL RECORDS OF CLATSOP COUNTY, OREGON AT THE CLATSOP COUNTY CLERK'S OFFICE.

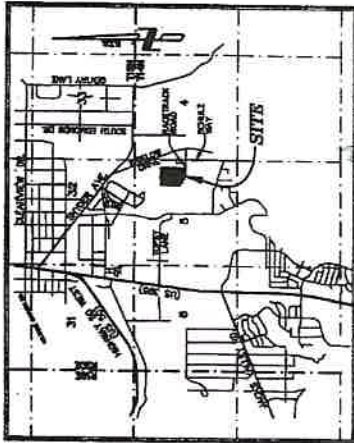
FILE NO. 19-0327
CLATSOP COUNTY CLERK: [Signature]

FSM-18-121

NEVADA STATE PLANNING ACT
SCHULZ RANCH SUBDIVISION - PHASE 4
BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2007
SITUATED WITHIN THE NE. 1/4, SECTION 8
TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M.



SUBDIVISION MAP ACT 1 OF 5



LAND USE SUMMARY

100 RESIDENTIAL LOTS = ±17.29 ACRES
5 COMMON AREAS = ±2.57 ACRES
EIGHT-DE-WAY = ±4.87 ACRES
TOTAL AREA = ±24.73 ACRES

NOTICE

NEVADA STATE PLANNING ACT, SECTION 2007, MARCH 24, 2019. THE PLAT MAP IS SUBJECT TO THE APPROVED PLANNING MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS PLAT MAP HAVE BEEN SATISFIED.

REFERENCES

- 1. RECORD OF SURVEY MAP NO. 2007, RECORDED MARCH 24, 2019.
- 2. PARCEL MAP NO. 2007, RECORDED MARCH 24, 2019.
- 3. PARCEL MAP NO. 2007, RECORDED JUNE 27, 2007.
- 4. PARCEL MAP NO. 2004, RECORDED AUGUST 3, 2002.
- 5. FINAL MAP NO. 2004, RECORDED AUGUST 11, 2004.
- 6. FINAL MAP NO. 2007, RECORDED JULY 29, 2019.
- 7. FINAL MAP NO. 2008, RECORDED NOVEMBER 14, 2017.
- 8. RECORD OF SURVEY MAP NO. 2004, RECORDED AUGUST 11, 2004.

DIVISION OF WATER RESOURCES

THIS PLAT IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF OREGON AS TO THE ADEQUACY OF WATER RESOURCES OF THE SUBJECT TO BE A SOURCE OF WATER SUPPLY FOR THE PROPOSED SUBDIVISION.

DATE: 8/14/2019
NAME/TITLE PRINTED: [Signature], [Title]

OWNER'S CERTIFICATE

I, [Signature], OWNER, HAVE EXAMINED THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 2/27/19
OWNER: [Signature]

NOTARY CERTIFICATE

I, [Signature], NOTARY PUBLIC, HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 10-16-2022
NOTARY PUBLIC: [Signature]

TITLE COMPANY CERTIFICATE

I, [Signature], TITLE COMPANY, HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 2/6/19
TITLE COMPANY: [Signature]

UTILITY COMPANIES CERTIFICATE

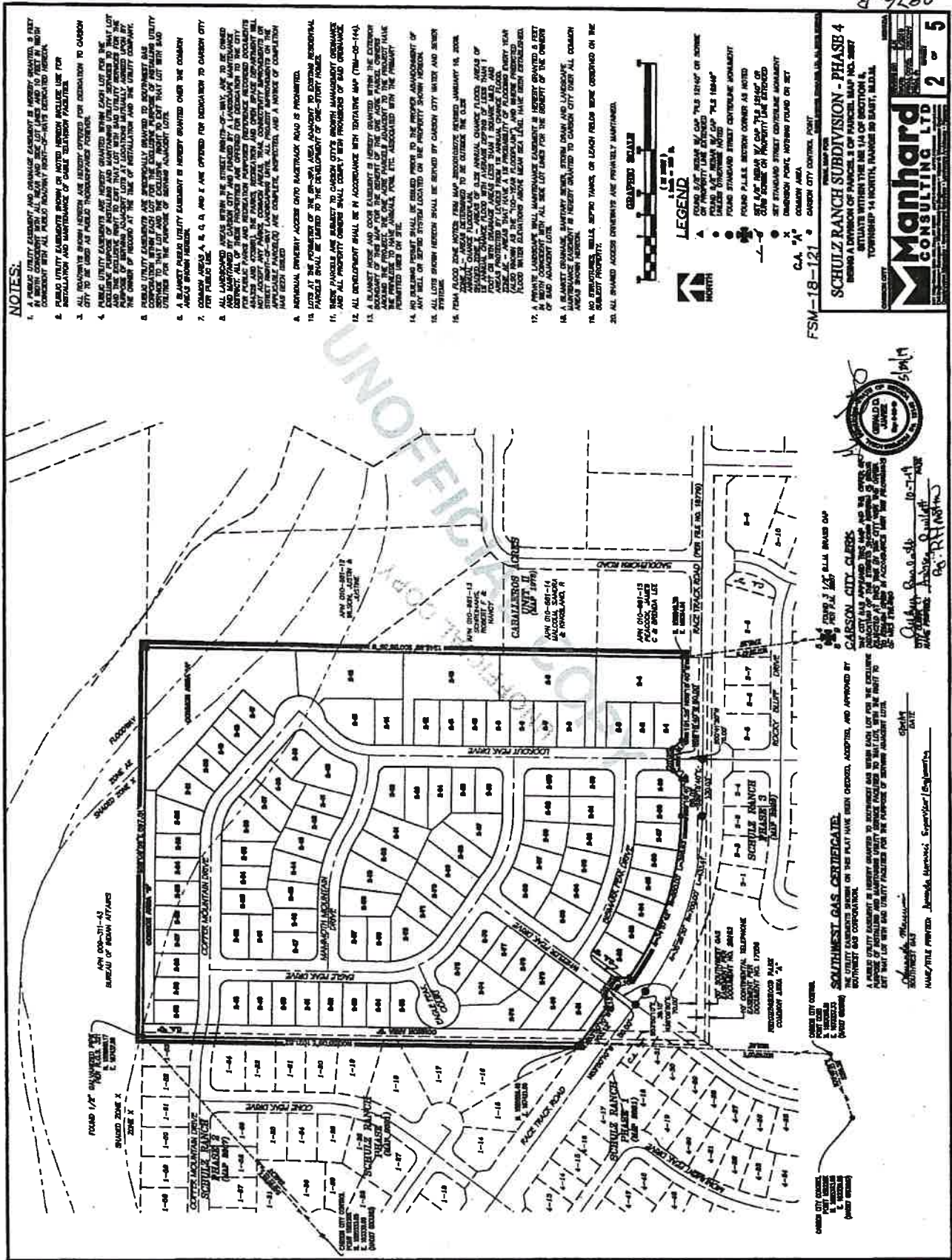
I, [Signature], UTILITY COMPANIES, HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT COMplies WITH ALL REQUIREMENTS OF THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES, AND THAT THE MAP IS ACCURATELY DRAWN AND THAT THE MAP IS IN ACCORDANCE WITH THE NEVADA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

DATE: 1/11/19
UTILITY COMPANIES: [Signature]

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS PLAT MAP IS APPROVED BY THE DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE OF OREGON AS TO THE ADEQUACY OF ENVIRONMENTAL RESOURCES OF THE SUBJECT TO BE A SOURCE OF WATER SUPPLY FOR THE PROPOSED SUBDIVISION.

DATE: 3/11/19
NAME/TITLE PRINTED: [Signature]



NOTES:

1. PUBLIC UTILITY EASEMENTS AND CRANES EASEMENTS ARE HEREBY GRANTED AS SET FORTH IN THIS SUBDIVISION MAP AND SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.
2. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR WATER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND OTHER UTILITIES.
3. ALL UTILITIES SHOWN ARE LOCATED AS SHOWN ON THE PLANS AND THE LOCATION OF ANY UTILITY SHALL BE DEEMED TO BE THAT SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITH EASEMENT RIGHTS TO THE UTILITY COMPANY AND TO THE EXTENT OF THE EASEMENT RIGHTS TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY.
5. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED TO THE UTILITY COMPANY AS SHOWN ON THE PLANS AND TO THE EXTENT OF THE EASEMENT RIGHTS TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY.
6. A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE COMPANY COMMON AREAS A, B, C, D, E AND F ARE OFFERED FOR DONATION TO CARSON CITY FOR PUBLIC USE.
7. ALL LANDS SHOWN WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP ARE TO BE OWNED BY THE PERSONS WHOSE NAMES ARE SET FORTH IN THE DEEDS GRANTING THE SAME.
8. ALL RIGHTS RESERVED TO THE PERSONS WHOSE NAMES ARE SET FORTH IN THE DEEDS GRANTING THE SAME SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.
9. ALL RIGHTS RESERVED TO THE PERSONS WHOSE NAMES ARE SET FORTH IN THE DEEDS GRANTING THE SAME SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.
10. FROM FLOOD ZONE NOTES FROM MAP RECORDED JANUARY 19, 2006.
11. FLOOD ZONE NOTES FROM MAP RECORDED JANUARY 19, 2006.
12. FLOOD ZONE NOTES FROM MAP RECORDED JANUARY 19, 2006.
13. A BLANKET EASEMENT AND COVE EASEMENT IS HEREBY GRANTED WITH THE EXTENT OF THE EASEMENT RIGHTS TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY AND TO THE UTILITY COMPANY.
14. NO RIGHTS RESERVED SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON UNLESS OTHERWISE NOTED.
15. ALL RIGHTS RESERVED TO THE PERSONS WHOSE NAMES ARE SET FORTH IN THE DEEDS GRANTING THE SAME SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.
16. ALL RIGHTS RESERVED TO THE PERSONS WHOSE NAMES ARE SET FORTH IN THE DEEDS GRANTING THE SAME SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.
17. A PRIVATE LANDOWNER SHALL MAINTAIN EASEMENT IS HEREBY GRANTED AS SET FORTH IN THIS SUBDIVISION MAP AND SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.
18. A BLANKET EASEMENT AND COVE EASEMENT IS HEREBY GRANTED TO CARSON CITY CITY COMMON AREAS SHOWN HEREON.
19. NO RIGHTS RESERVED SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON UNLESS OTHERWISE NOTED.
20. ALL RIGHTS RESERVED TO THE PERSONS WHOSE NAMES ARE SET FORTH IN THE DEEDS GRANTING THE SAME SHALL BE DEEMED TO BE PART OF THE CONVEYANCE OF THE LANDS SHOWN HEREON AND TO BE SUBJECT TO THE SAME AS IF THEY WERE EXPRESSLY SET FORTH IN THE DEEDS GRANTING THE SAME.

SCHULZ RANCH SUBDIVISION - PHASES 4 & 5
 BEING A DIVISION OF PARCELS OF PARCEL MAP NO. 8887
 SITUATED WITHIN THE NE 1/4 OF SECTION 4,
 TOWNSHIP 14 NORTH, RANGE 10 EAST, BEAVER
 COUNTY, NEVADA

Manhard CONSULTING LTD
 2 - 5

SUBDIVISION MAP 2816-B

FSM-18-121 - CARSON CITY CONTROL POINT

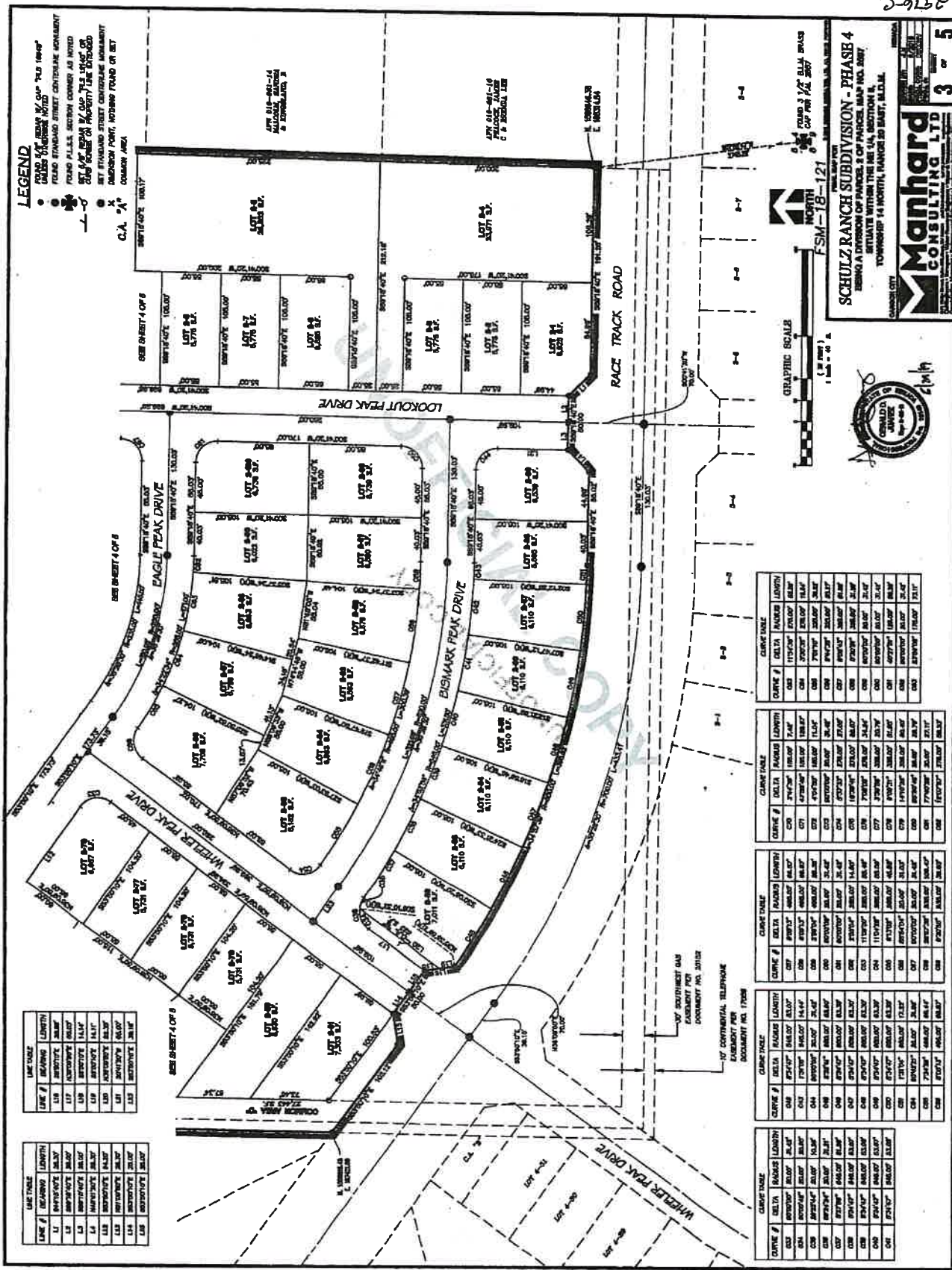
SOUTHWEST GAS CORPORATION
 THE SIGNATURES ON THIS PLAN HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY
 SOUTHWEST GAS CORPORATION.
 A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION AND WITHIN EACH LOT AND THE EXCLUSIVE
 PURPOSE OF BURNING AND MAINTAINING UTILITY SERVICE INCLUDING TO MAINTAIN WITH THE RIGHT TO
 CUT TRIM LOT WITH AND UTILITY FACILITIES FOR THE PURPOSE OF BURNING AND MAINTAINING UTILITY
 SERVICE.

CARSON CITY CLERK
 I, CARSON CITY CLERK, HAVE REVIEWED THE RECORDING OF THIS INSTRUMENT AND THE INSTRUMENT IS
 CORRECTLY FILED FOR RECORDING IN THE PUBLIC RECORDS OF THE COUNTY OF BEAVER, NEVADA, ON
 THIS 23rd DAY OF SEPTEMBER, 2022.

APPROVED BY: [Signature]
 [Signature]
 [Signature]

DATE: 9-23-2022

2762



LEGEND

- FOUND LOT CORNER 1/4 OF "S" 1664'
- FOUND STANDARD STREET CENTERLINE CORNER
- FOUND P.L.S. SECTION CORNER AS NOTED
- FOUND 1/4 SECTION CORNER AS NOTED
- FOUND 1/4 CORNER OF PROPERTY LINE ENCLOSED
- FOUND STREET CENTERLINE CORNER
- FOUND POINT, NOTING FOUND ON SET
- C.A. "A"
- COUNTRY AREA

SCHULZ RANCH SUBDIVISION - PHASE 4
 BEING A DIVISION OF PARCELS 2 OF PARCEL MAP NO. 2087
 SITUATE WITHIN THE 1/4 SECTION 14,
 TOWNSHIP 14 NORTH, RANGE 30 EAST, B.L.D.M.

Manhard CONSULTING LTD
 3 OF 5

10' COMMERCIAL TELEPHONE DOCUMENT NO. 17008

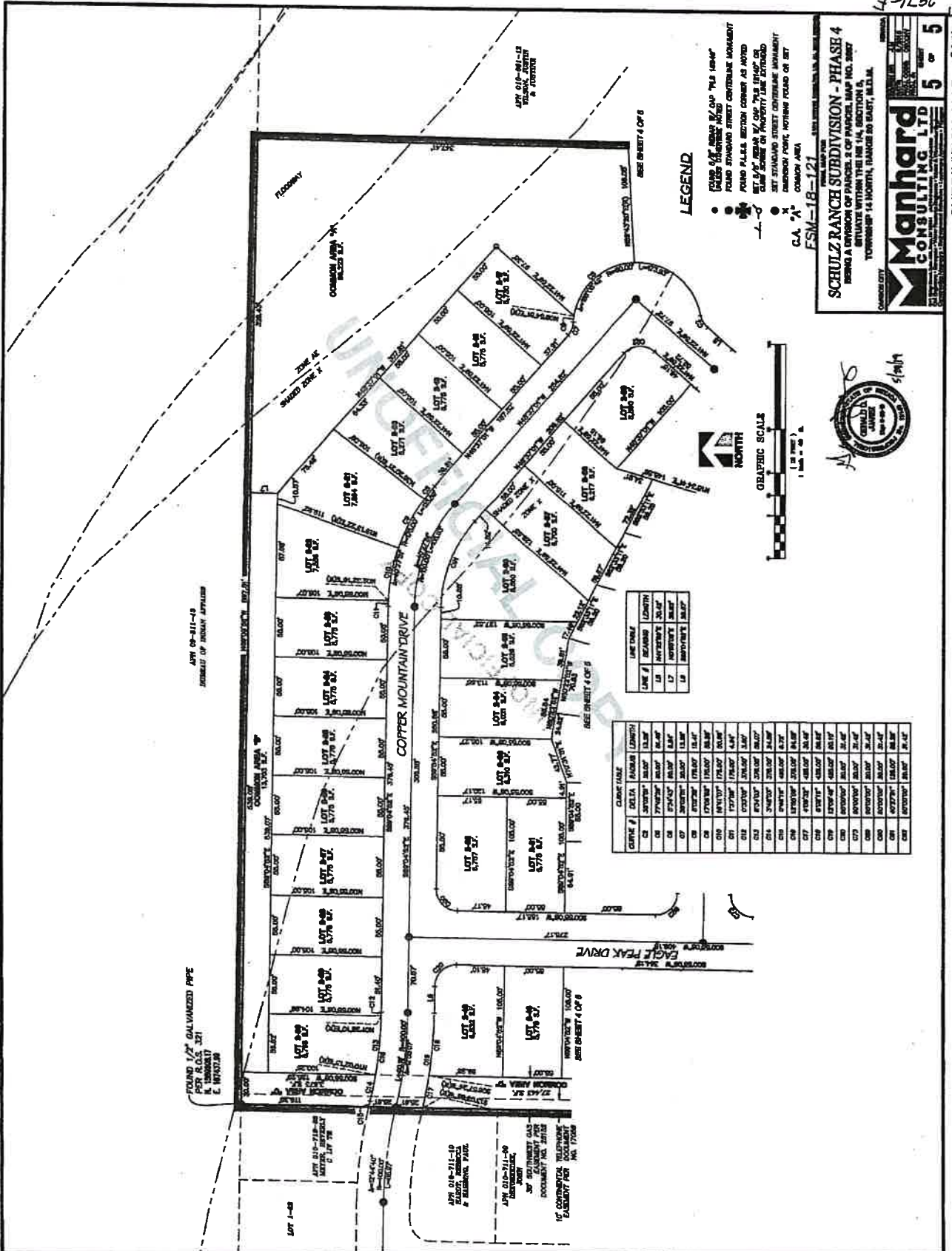
10' COMMERCIAL TELEPHONE DOCUMENT NO. 20108

CURVE #	DELTA	RADIUS	LENGTH
C01	173°00'	100.00'	100.00'
C02	173°00'	100.00'	100.00'
C03	173°00'	100.00'	100.00'
C04	173°00'	100.00'	100.00'
C05	173°00'	100.00'	100.00'
C06	173°00'	100.00'	100.00'
C07	173°00'	100.00'	100.00'
C08	173°00'	100.00'	100.00'
C09	173°00'	100.00'	100.00'
C10	173°00'	100.00'	100.00'
C11	173°00'	100.00'	100.00'
C12	173°00'	100.00'	100.00'
C13	173°00'	100.00'	100.00'
C14	173°00'	100.00'	100.00'
C15	173°00'	100.00'	100.00'
C16	173°00'	100.00'	100.00'
C17	173°00'	100.00'	100.00'
C18	173°00'	100.00'	100.00'
C19	173°00'	100.00'	100.00'
C20	173°00'	100.00'	100.00'
C21	173°00'	100.00'	100.00'
C22	173°00'	100.00'	100.00'
C23	173°00'	100.00'	100.00'
C24	173°00'	100.00'	100.00'
C25	173°00'	100.00'	100.00'
C26	173°00'	100.00'	100.00'
C27	173°00'	100.00'	100.00'
C28	173°00'	100.00'	100.00'
C29	173°00'	100.00'	100.00'
C30	173°00'	100.00'	100.00'
C31	173°00'	100.00'	100.00'
C32	173°00'	100.00'	100.00'
C33	173°00'	100.00'	100.00'
C34	173°00'	100.00'	100.00'
C35	173°00'	100.00'	100.00'
C36	173°00'	100.00'	100.00'
C37	173°00'	100.00'	100.00'
C38	173°00'	100.00'	100.00'
C39	173°00'	100.00'	100.00'
C40	173°00'	100.00'	100.00'
C41	173°00'	100.00'	100.00'
C42	173°00'	100.00'	100.00'
C43	173°00'	100.00'	100.00'
C44	173°00'	100.00'	100.00'
C45	173°00'	100.00'	100.00'
C46	173°00'	100.00'	100.00'
C47	173°00'	100.00'	100.00'
C48	173°00'	100.00'	100.00'
C49	173°00'	100.00'	100.00'
C50	173°00'	100.00'	100.00'
C51	173°00'	100.00'	100.00'
C52	173°00'	100.00'	100.00'
C53	173°00'	100.00'	100.00'
C54	173°00'	100.00'	100.00'
C55	173°00'	100.00'	100.00'
C56	173°00'	100.00'	100.00'
C57	173°00'	100.00'	100.00'
C58	173°00'	100.00'	100.00'
C59	173°00'	100.00'	100.00'
C60	173°00'	100.00'	100.00'
C61	173°00'	100.00'	100.00'
C62	173°00'	100.00'	100.00'
C63	173°00'	100.00'	100.00'
C64	173°00'	100.00'	100.00'
C65	173°00'	100.00'	100.00'
C66	173°00'	100.00'	100.00'
C67	173°00'	100.00'	100.00'
C68	173°00'	100.00'	100.00'
C69	173°00'	100.00'	100.00'
C70	173°00'	100.00'	100.00'
C71	173°00'	100.00'	100.00'
C72	173°00'	100.00'	100.00'
C73	173°00'	100.00'	100.00'
C74	173°00'	100.00'	100.00'
C75	173°00'	100.00'	100.00'
C76	173°00'	100.00'	100.00'
C77	173°00'	100.00'	100.00'
C78	173°00'	100.00'	100.00'
C79	173°00'	100.00'	100.00'
C80	173°00'	100.00'	100.00'
C81	173°00'	100.00'	100.00'
C82	173°00'	100.00'	100.00'
C83	173°00'	100.00'	100.00'
C84	173°00'	100.00'	100.00'
C85	173°00'	100.00'	100.00'
C86	173°00'	100.00'	100.00'
C87	173°00'	100.00'	100.00'
C88	173°00'	100.00'	100.00'
C89	173°00'	100.00'	100.00'
C90	173°00'	100.00'	100.00'
C91	173°00'	100.00'	100.00'
C92	173°00'	100.00'	100.00'
C93	173°00'	100.00'	100.00'
C94	173°00'	100.00'	100.00'
C95	173°00'	100.00'	100.00'
C96	173°00'	100.00'	100.00'
C97	173°00'	100.00'	100.00'
C98	173°00'	100.00'	100.00'
C99	173°00'	100.00'	100.00'
C100	173°00'	100.00'	100.00'

0-9162



47250



SCHULZ RANCH SUBDIVISION - PHASE 4
 BEING A DIVISION OF PARCEL 2 OF PARCEL MAP NO. 2007
 SITUATE WITHIN THE 14, SECTION 6,
 TOWNSHIP 14 NORTH, RANGE 30 EAST, N.D.M.S.
Manhard CONSULTING LTD.
 5" = 1'

SUBDIVISION MAP

LEGEND

- 8/16" CONC. CURB, 2" ASP. 7/8" H/W
- 6" CONC. CURB, 2" ASP. 7/8" H/W
- PAVED STANDING STREET CENTERLINE MONUMENT
- PAVED ALLEYS SETBACK CORNER AS NOTED
- SET 8/16" CONC. CURB, 2" ASP. 7/8" H/W OR
- GUM SCUM ON PROPERTY LINE EXTENDED
- SET STANDING STREET CENTERLINE MONUMENT
- SET STANDING STREET CENTERLINE MONUMENT
- CORNER POINT, NOTHING FOUND OR SET
- C.A. 'X' COMMON AREA

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
16	N 0° 00' 00" W	100.00	17	N 90° 00' 00" E	100.00
17	N 90° 00' 00" E	100.00	18	S 0° 00' 00" W	100.00

CURVE #	DELTA	RADIUS	LENGTH	AREA
C1	180.00	100.00	157.08	15708.00
C2	180.00	100.00	157.08	15708.00
C3	180.00	100.00	157.08	15708.00
C4	180.00	100.00	157.08	15708.00
C5	180.00	100.00	157.08	15708.00
C6	180.00	100.00	157.08	15708.00
C7	180.00	100.00	157.08	15708.00
C8	180.00	100.00	157.08	15708.00
C9	180.00	100.00	157.08	15708.00
C10	180.00	100.00	157.08	15708.00
C11	180.00	100.00	157.08	15708.00
C12	180.00	100.00	157.08	15708.00
C13	180.00	100.00	157.08	15708.00
C14	180.00	100.00	157.08	15708.00
C15	180.00	100.00	157.08	15708.00
C16	180.00	100.00	157.08	15708.00
C17	180.00	100.00	157.08	15708.00
C18	180.00	100.00	157.08	15708.00
C19	180.00	100.00	157.08	15708.00
C20	180.00	100.00	157.08	15708.00





ATTACHMENT F:

Google Satellite and Terrain Maps Showing:

APN 010-751-17

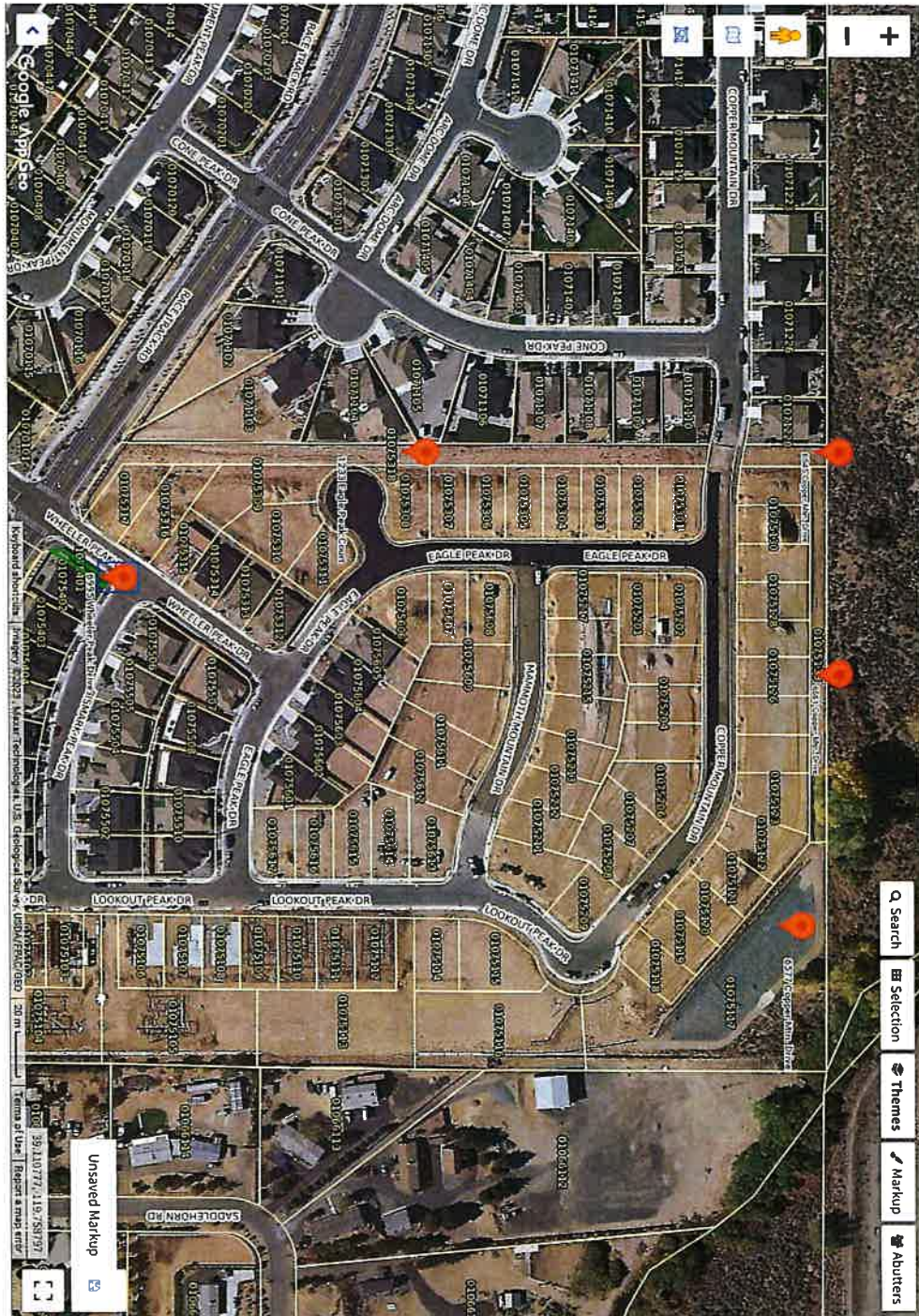
APN 010-751-32

APN 010-751-33

APN 010-753-18

APN 010-754-01

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Consolidated Municipality of Carson City, Nevada
201 North Carson Street, Suite 5 • Carson City, NV 89701
Office: (775) 887-2092 • Fax: (775) 887-2102
Email: treasurer@carson.org



Google Satellite Map of APN 010-751-17 APN 010-751-32, APN 010-751-33, APN 010-753-18, and APN 010-754-01. (Date image obtained from Google: Monday, 5/1/23.)

<https://carsoncitynv.mapgeo.io/datasets/properties?abuttersDistance=300&basemap=googlegowal latest&latlng=39.108983%2C-119.755412&panel=themes&previewId=00931112&zoom=18>

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Google Terrain Map of APN 010-751-17 APN 010-751-32, APN 010-751-33, APN 010-753-18, and APN 010-754-01. (Date image obtained from Google: Monday, 5/1/23.)

<https://carsoncitynv.mapgeo.io/datasets/properties?abuttersDistance=300&basemap=googlegoal latest&latlng=39.108983%2C-119.755412&panel=themes&previewId=00931112&zoom=18>

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