

Item #11G

**City of Carson City
Agenda Report**

Date Submitted: March 11, 2008

Agenda Date Requested: March 20, 2008

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Development Services/Engineering

Subject Title: Action to approve Dedication of a Public Roadway, including a 10 foot Public Utility easement coincident with and along the outside boundaries of this dedication falling within the subject parcel, sidelines of said public Utility easement to extend to subject property's boundary on APN 007-531-07 for Carson City, from Carson Tahoe Hospital, to Carson City. Containing 2.01 acres more or less.

Staff Summary: Development Services staff is requesting that the Board of Supervisors accept this dedication from Caron Tahoe Hospital to Carson City for the purpose of public access and operation, over and across certain real property. This dedication is being given to the City to satisfy the development requirements; and has been coordinated with Development Engineering and is properly shown on Map Exhibit 19.

Type of Action Requested:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Recommended Board Action: I move to approve Dedication of a Public Roadway, including a 10 foot Public Utility easement coincident with and along the outside boundaries of this dedication falling within the subject parcel, sidelines of said public Utility easement o extend to subject property's boundary on APN 007-531-07 for Carson City, from Carson Tahoe Hospital, to Carson City. Containing 2.01 acres more or less.

Explanation for Recommended Board Action: See Staff Summary.

Applicable Statute, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

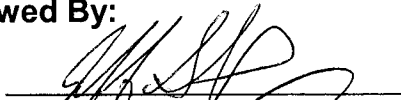
Alternatives: 1) Deny the dedication or 2) Refer back to staff for further review.

Supporting Material: Dedication Form, Legal Description Exhibit 19, Map Exhibit 19, Legal

Description Exhibit 28, Map Exhibit 28, Legal Description Exhibit 29 and Map Exhibit 29.
Dedication Form, Legal Description Exhibit 19 and Map Exhibit 19.

Prepared By: Jennifer Pruitt, Senior Planner

Reviewed By:


(City Engineer)

Date: 3/11/08


(Development Services Director)

Date: 3/11/08


(City Manager)

Date: 3/11/08


(District Attorney's Office)

Date: 3-11-08

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

DEDICATION OF PUBLIC ROADWAY

07-531-07
APN# 08-062-18

ENGINEER'S FILE NO. _____

FROM: CARSON-TAHOE HOSPITAL
TO: CARSON CITY

A PORTION OF THE SW 1/4, SEC. 31, T. 16, N., R. 20 E., M. D. B. & M AND
A PORTION OF THE NW 1/4, SEC. 6, T. 15, N., R. 20 E., M. D. B. & M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 19 AND SHOWN ON THE PLAT ATTACHED HERETO AS MAP EXHIBIT 19.

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

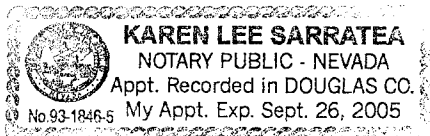
TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

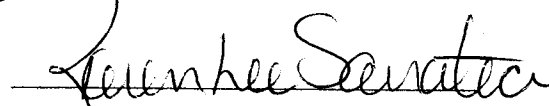
IN WITNESS WHEREOF: I have hereunto set my hand, this _____ day of _____, 200__.


ED EPPERSON C.E.O.
CARSON-TAHOE HOSPITAL

STATE OF NEVADA)
CARSON CITY) ss

On March 17, 2005, personally appeared before me Ed Epperson
_____, who acknowledged that he executed the above instrument.




Notary Public

BOARD OF SUPERVISORS ACCEPTANCE

This dedication is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 200__.

MAYOR

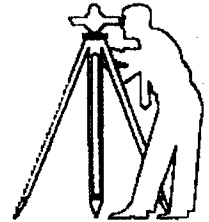
ATTEST: _____
CITY CLERK



HADDAN ENGINEERING, INC.

CIVIL ENGINEERING, SURVEYING & CONSULTING

EXHIBIT 19

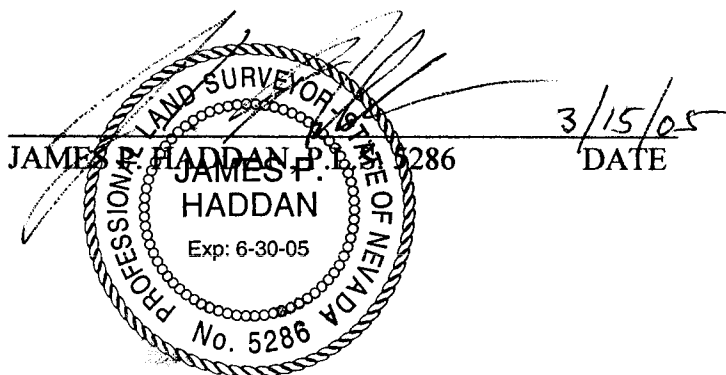


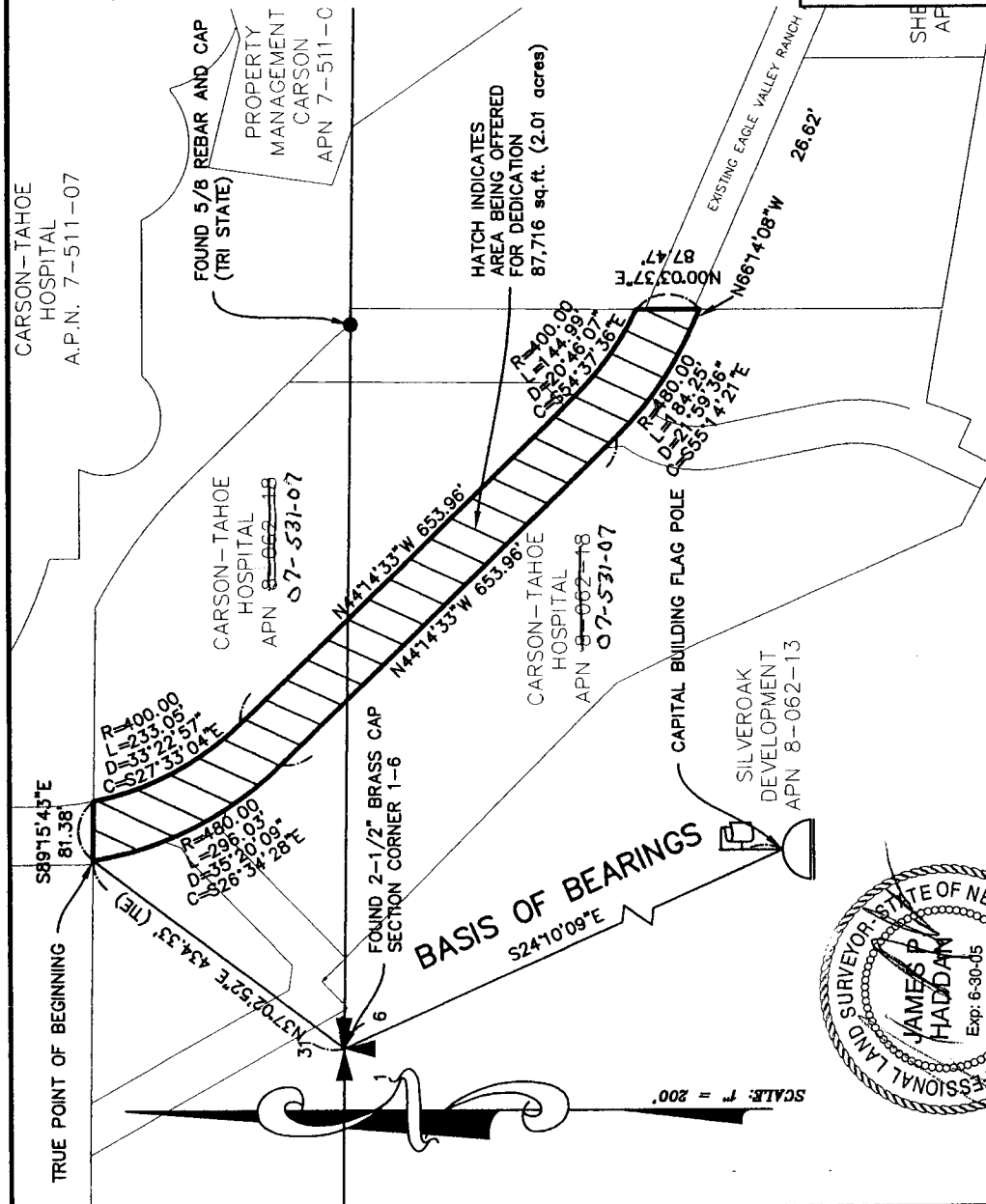
LEGAL DESCRIPTION FOR A PUBLIC ROADWAY DEDICATION, INCLUDING A 10-FOOT PUBLIC UTILITY EASEMENT COINCIDENT WITH AND ALONG THE OUTSIDE BOUNDARIES OF THIS DEDICATION WHERE FALLING WITHIN THE SUBJECT PARCEL, SIDELINES OF SAID PUBLIC UTILITY EASEMENT TO EXTEND TO SUBJECT PROPERTY'S BOUNDARY ON APN ~~08-062-18~~ ⁸⁷⁻⁵³¹⁻⁰⁷ FOR CARSON CITY, BEING A PORTION OF THE NW¼ SECTION 6, T.15N., R.20E., M.D.B. & M., CARSON CITY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 6, T. 15N., R.20E., M.D.B. & M.; THENCE N. 37° 02' 52" E., 434.33 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S. 89° 15' 43" E., 81.38 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 400.00 FEET, CENTRAL ANGLE OF 33° 22' 57" AND ARC LENGTH OF 233.05 FEET (CHORD BEARS S. 27° 33' 04" E.); THENCE S. 44° 14' 33" E., 653.96 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 400.00 FEET, CENTRAL ANGLE OF 20° 46' 07" AND ARC LENGTH OF 144.99 FEET (CHORD BEARS S. 54° 37' 36" E.); THENCE S. 00° 03' 37" W., 87.47 FEET; THENCE N. 66° 14' 08" W., 26.62 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 21° 59' 36" AND ARC LENGTH OF 184.25 FEET (CHORD BEARS N. 55° 14' 21" W.); THENCE N. 44° 14' 33" W., 653.96 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 35° 20' 09" AND ARC LENGTH OF 296.03 FEET (CHORD BEARS N. 26° 34' 28" W.) TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 19, WHICH IS MADE A PART HEREOF.

CONTAINING 2.01 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE CARSON CITY MODIFIED STATE PLANE COORDINATE SYSTEM, PUBLISHED MAY, 1992.





REFERENCE DOCUMENT:

1. A PLAT MAP BY RESOURCE CONCEPTS FILED AS PLAT No. 2414 CARSON CITY RECORDS.
2. A PLAT MAP BY RESOURCE CONCEPTS FILED AS PLAT No. 2452 CARSON CITY RECORDS.
3. PRELIMINARY TITLE REPORT BY STEWART TITLE DATED SEPTEMBER 08, 2003 ORDER No. 03022431WB
4. A PARCEL MAP FILED AS PLAT No. 2507 CARSON CITY RECORDS
5. A RECORD OF SURVEY FILED AS PLAT No. 2452 CARSON CITY RECORDS

BASIS OF BEARINGS:

THE CARSON CITY MODIFIED STATE PLANE COORDINATE SYSTEM, PUBLISHED MAY, 1992

LEGEND:

- - FOUND AS INDICATED
- ⊕ - SECTION CORNER
- ⊙ - 1/4 CORNER
- ⊞ - CENTERLINE

MAP EXHIBIT "19" REV. 3-12-05

MAP TO ACCOMPANY LEGAL DESCRIPTION FOR A PUBLIC ROADWAY DEDICATION ON APN 8-062-18 FOR CARSON CITY BEING A PORTION OF THE NW 1/4 SECTION 6 T.16N., R.20E., AND A PORTION OF THE SW 1/4 SECTION 31 T. 16N., R.20E., M.D.B.&M.

H.E. HADDAN ENGINEERING
208 S. MINNESOTA ST.
CARSON CITY, NEVADA 89703
(775)863-6595
1087-EXHIBIT 19

JAMES P. HADDAN
PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
No. 52889
Exp. 6-30-05

CARSON-TAHOE HOSPITAL
APN 7-511-01

CARSON-TAHOE HOSPITAL
APN 8-062-18

CARSON-TAHOE HOSPITAL
APN 8-062-13

SILVEROAK DEVELOPMENT
APN 8-062-13

EXISTING EAGLE VALLEY RANCH
APN 7-511-01

FOUND 5/8 REBAR AND CAP (TRI STATE)
APN 7-511-01

FOUND 2-1/2\"/>



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CIVIL ENGINEERING, SURVEYING & CONSULTING

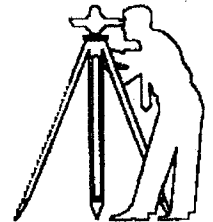


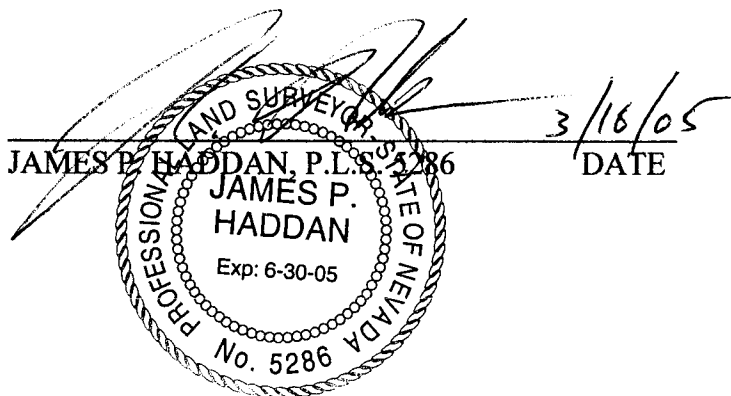
EXHIBIT 28

LEGAL DESCRIPTION TO DEFINE REMAINDER PARCEL 5B AFTER DEDICATION OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF MEDICAL PARKWAY OVER A PORTION OF ORIGINAL APN 08-062-18, LYING EASTERLY OF ROADWAY DEDICATION RECORDED AS DOCUMENT NO. _____, CARSON CITY RECORDS, FOR CARSON TAHOE HOSPITAL, BEING A PORTION OF THE SW¼ SECTION 31, T.16N., R.20E., AND NW¼ SECTION 6, T.15N., R.20E., M.D.B. & M., CARSON CITY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B. & M.; THENCE S. 89° 15' 43" E., 945.42 FEET; THENCE S. 89° 16' 02" E., 58.40 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S. 89° 16' 02" E., 22.45 FEET; THENCE S. 00° 26' 09" W., 396.88 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 400.00 FEET, CENTRAL ANGLE OF 20° 46' 07" AND ARC LENGTH OF 144.99 FEET (CHORD BEARS N. 54° 37' 36" W.); THENCE N. 44° 14' 33" W., 653.96 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 400.00 FEET, CENTRAL ANGLE OF 33° 22' 57" AND ARC LENGTH OF 233.05 FEET (CHORD BEARS N. 27° 33' 04" W.); THENCE S. 89° 15' 43" E., 270.40 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 670.00 FEET, CENTRAL ANGLE OF 18° 35' 39" AND ARC LENGTH OF 217.43 FEET (CHORD BEARS S. 53° 32' 26" E.); THENCE S. 44° 14' 36" E., 261.66 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 430.00 FEET, CENTRAL ANGLE OF 06° 51' 43" AND ARC LENGTH OF 51.50 FEET (CHORD BEARS S. 40° 48' 45" E.) TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 28, WHICH IS MADE A PART HEREOF.

CONTAINING 5.23 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE CARSON CITY MODIFIED STATE PLANE COORDINATE SYSTEM, PUBLISHED MAY, 1992.


JAMES P. HADDAN, P.L.S. 5286
JAMES P. HADDAN
Exp: 6-30-05
STATE OF NEVADA
No. 5286
3/16/05
DATE



HADDAN ENGINEERING, INC.

CIVIL ENGINEERING, SURVEYING & CONSULTING



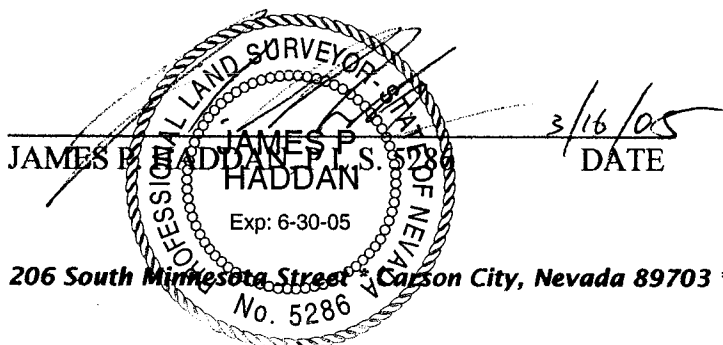
EXHIBIT 29

LEGAL DESCRIPTION TO DEFINE REMAINDER PARCEL 5A AFTER DEDICATION OF PUBLIC RIGHT-OF-WAY FOR A PORTION OF MEDICAL PARKWAY OVER A PORTION OF ORIGINAL APN 08-062-18, LYING WESTERLY OF ROADWAY DEDICATION RECORDED AS DOCUMENT NO. _____, CARSON CITY RECORDS, FOR CARSON TAHOE HOSPITAL, BEING A PORTION OF THE SW¼ SECTION 31, T.16N., R.20E., AND NW¼ SECTION 6, T.15N., R.20E., M.D.B. & M., CARSON CITY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B. & M.; THENCE N. 22° 23' 13" W., 380.29 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE S. 89° 15' 43" E., 406.67 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 35° 20' 09" AND ARC LENGTH OF 296.03 FEET (CHORD BEARS S. 26° 34' 28" E.); THENCE S. 44° 14' 33" E., 653.95 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 21° 59' 38" AND ARC LENGTH OF 184.26 FEET (CHORD BEARS S. 55° 14' 19" E.); THENCE S. 66° 14' 08" E., 26.62 FEET; THENCE S. 00° 00' 00" W., 335.85 FEET; THENCE N. 80° 14' 51" W., 132.38 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 518.50 FEET, CENTRAL ANGLE OF 07° 17' 29" AND ARC LENGTH OF 65.98 FEET (CHORD BEARS S. 20° 58' 00" W.); THENCE N. 65° 23' 16" W., 41.52 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 500.00 FEET, CENTRAL ANGLE OF 05° 16' 29" AND ARC LENGTH OF 46.03 FEET (CHORD BEARS S. 27° 56' 30" W.); THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 477.00 FEET, CENTRAL ANGLE OF 00° 53' 49" AND ARC LENGTH OF 7.47 FEET (CHORD BEARS S. 30° 07' 50" W.); THENCE N. 62° 21' 11" W., 94.43 FEET; THENCE N. 24° 00' 32" W., 401.01 FEET; THENCE N. 26° 13' 00" W., 123.90 FEET; THENCE N. 44° 59' 25" W., 550.07 FEET; THENCE N. 44° 03' 53" W., 32.00 FEET; THENCE S. 45° 56' 07" W., 33.86 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 634.00 FEET, CENTRAL ANGLE OF 01° 36' 03" AND ARC LENGTH OF 17.71 FEET (CHORD BEARS S. 46° 44' 08" W.); THENCE N. 29° 24' 16" W., 409.37 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 29, WHICH IS MADE A PART HEREOF.

CONTAINING 10.25 ACRES MORE OR LESS.

BASIS OF BEARINGS: THE CARSON CITY MODIFIED STATE PLANE COORDINATE SYSTEM, PUBLISHED MAY, 1992.



206 South Minnesota Street, Carson City, Nevada 89703 * (775) 883-6595 * FAX (775) 883-6582

