

Item # 11B

**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 on a portion of APN 007-531-07, from Carson Tahoe Hospital, to Carson City.

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 36.

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 Land for Public Roadway from Carson Tahoe Hospital, to Carson City within APN 007-531-07.

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

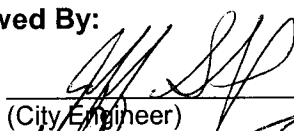
Funding Source: N/A

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

Supporting Material: Dedication Form, Legal Description Exhibit 36, Map Exhibit 36, Legal Description Exhibit 46, Map Exhibit 46, Legal Description Exhibit 47 and Map Exhibit 47.

Prepared By: Jennifer Pruitt, Senior Planner

Reviewed By:


(City Engineer)


(Development Services Director)


(City Manager)


(District Attorney's Office)

Date: 3/11/08

Date: 3/11/08

Date: 3/11/08

Date: 3-11-08

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

DEDICATION OF PUBLIC ROADWAY

APN# 07-531-07
ENGINEER'S FILE NO. _____

FROM: CARSON-TAHOE HOSPITAL
TO: CARSON CITY

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:

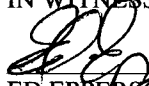
SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 36 AND SHOWN ON THE PLAT ATTACHED HERETO AS MAP EXHIBIT 36.

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.

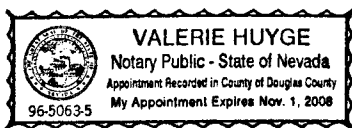
IN WITNESS WHEREOF: I have hereunto set my hand, this 31 day of Dec, 2007

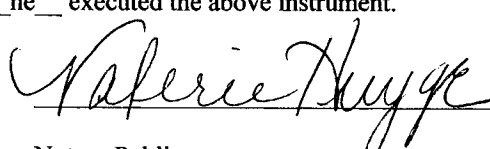


ED EPPERSON C.E.O.
CARSON-TAHOE HOSPITAL

STATE OF NEVADA)
CARSON CITY) ss

On 12/31/07, 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 _____, 2007.

MAYOR

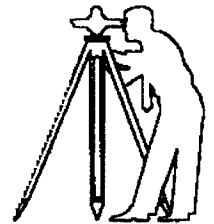
ATTEST: _____
CITY CLERK



HADDAN ENGINEERING, INC.

CIVIL ENGINEERING, SURVEYING & CONSULTING

EXHIBIT 36



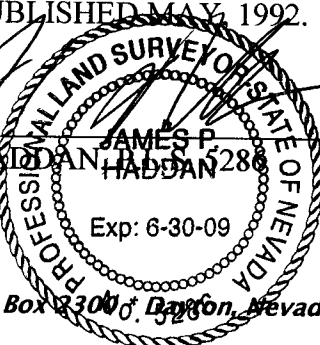
LEGAL DESCRIPTION FOR A PUBLIC ROADWAY DEDICATION ON A PORTION OF APN 07-531-07 FOR CARSON CITY, BEING A PORTION OF THE NW¼ SECTION 6, T.15N., R.20E., M.D.B. & M., CARSON CITY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B. & M.; THENCE S. 41° 45' 44" E., 1209.96 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 123.00 FEET, CENTRAL ANGLE OF 23° 19' 52" AND ARC LENGTH OF 50.09 FEET (CHORD BEARS N. 18° 26' 32" E.); THENCE N. 06° 46' 36" E., 122.64 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 170.00 FEET, CENTRAL ANGLE OF 17° 51' 33" AND ARC LENGTH OF 52.99 FEET (CHORD BEARS N. 02° 09' 11" W.); THENCE N. 11° 04' 57" W., 154.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 180.00 FEET, CENTRAL ANGLE OF 46° 16' 31" AND ARC LENGTH OF 145.38 FEET (CHORD BEARS N. 12° 03' 18" E.); THENCE N. 04° 31' 29" W., 25.56 FEET; THENCE S. 44° 14' 33" E., 23.46 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 08° 58' 02" AND ARC LENGTH OF 75.12 FEET (CHORD BEARS S. 48° 43' 34" E.); THENCE S. 77° 22' 39" W., 30.38 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 120.00 FEET, CENTRAL ANGLE OF 39° 02' 49" AND ARC LENGTH OF 81.78 FEET (CHORD BEARS S. 08° 26' 27" W.); THENCE S. 11° 04' 57" E., 154.00 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 230.00 FEET, CENTRAL ANGLE OF 19° 38' 37" AND ARC LENGTH OF 78.85 FEET (CHORD BEARS S. 01° 15' 39" E.); THENCE S. 08° 41' 25" W., 43.57 FEET; THENCE S. 35° 47' 22" E., 28.52 FEET; THENCE N. 80° 28' 39" W., 9.61 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° 44' 12" W.); THENCE N. 65° 37' 04" W., 41.61 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 500.00 FEET, CENTRAL ANGLE OF 05° 20' 10" AND ARC LENGTH OF 46.57 FEET (CHORD BEARS S. 27° 50' 49" W.); THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 477.00 FEET, CENTRAL ANGLE OF 00° 50' 32" AND ARC LENGTH OF 7.01 FEET (CHORD BEARS S. 30° 09' 29" W.); THENCE N. 62° 21' 11" W., 3.32 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 36, WHICH IS MADE A PART HEREOF.

CONTAINING 29,582 SQUARE FEET MORE OR LESS.

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

JAMES P. HADDAN

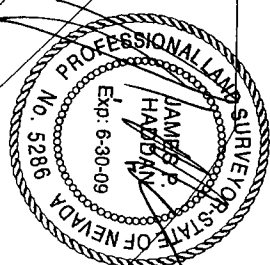


12/20/07
DATE

Post Office Box 2300 • Carson, Nevada 89403-2300 • (775) 883-6595 • FAX (775) 246-0805

NEVADA CHILDREN'S
FOUNDATION
APN 7-511-06

CARSON-TAHOE
HOSPITAL
APN 7-531-07



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

FOUND 5/8 REBAR
AND CAP PLUS 5097
(TRI STATE)

FOUND 2-1/2" BRASS CAP
SECTION CORNER 1-6

CARSON-TAHOE
HOSPITAL
APN 7-531-07

CARSON-TAHOE
HOSPITAL
APN 7-531-07

HATCH INDICATES
SILVER OAK DRIVE
BEING OFFERED
FOR DEDICATION
29,582 sq.ft.

BASIS OF BEARINGS
S24°10'09"E
S41°46'44"E
1209.96' IK

CAPITAL BUILDING FLAG POLE

SILVER OAK
DEVELOPMENT
APN 7-552-15

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BRG	CHORD
C1	23°19'52"	50.09	123.00	23.39	N88°26'32"E	43.74	50.09
C2	17°51'43"	58.99	170.00	26.71	N86°09'11"W	52.77	58.99
C3	16°15'31"	145.36	180.00	76.92	N12°03'18"E	141.46	145.36
C4	8°38'02"	73.12	480.00	37.64	S48°43'34"E	73.05	73.12
C5	39°02'49"	81.78	120.00	42.95	S08°26'27"W	80.21	81.78
C6	19°38'37"	78.85	230.00	39.82	S01°13'35"E	78.47	78.85
C7	7°17'29"	65.98	518.50	33.04	S20°44'12"W	65.94	65.98
C8	5°20'10"	46.57	500.00	23.30	S27°30'49"W	46.53	46.57
C9	0°50'32"	7.01	477.00	3.51	S30°09'29"W	7.01	7.01

TRUE POINT OF BEGINNING

CARSON-TAHOE
HOSPITAL
APN 7-531-17

CARSON-TAHOE
HOSPITAL
APN 7-531-07



REFERENCE DOCUMENTS:

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

LINE TABLE

LINE	LENGTH	BEARING
L1	192.64	N06°46'36"E
L2	154.00	N11°04'57"W
L3	23.56	N04°31'29"W
L4	23.46	S44°14'33"E
L5	30.38	S77°02'39"W
L6	154.00	S11°04'57"E
L7	43.57	S08°41'23"W
L8	24.92	S35°47'22"E
L9	9.61	N08°28'35"W
L10	41.61	N63°37'04"W
L11	3.32	N68°21'11"W

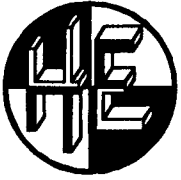
LEGEND:

- - FOUND AS INDICATED
- ✕ - SECTION CORNER
- ⚡ - 1/4 CORNER
- - CENTERLINE

MAP EXHIBIT "36" REV 12/06/07

MAP TO ACCOMPANY LEGAL
DEDICATION FOR A PUBLIC ROADWAY
ON A PORTION OF
APN 07-531-07
FOR
CARSON CITY
BEING A PORTION OF THE NW 1/4 SECTION 6 T.16N.,
R.20E.

HE HADDAN
ENGINEERING
P.O. BOX 2300
DAYTON, NEVADA 89403
(775)863-8585
1097-EXHIBIT36



HADDAN ENGINEERING, INC.

CIVIL ENGINEERING, SURVEYING & CONSULTING



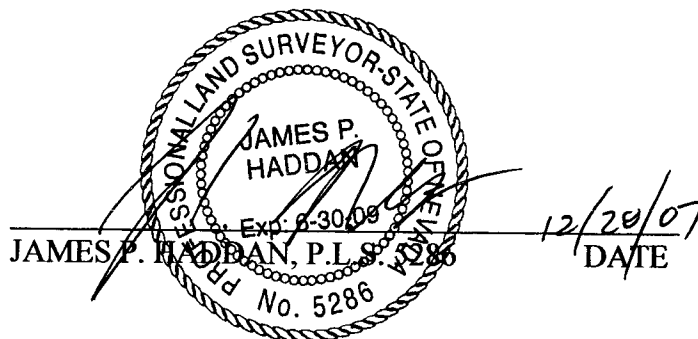
EXHIBIT 46

LEGAL DESCRIPTION TO DEFINE REMAINDER PARCEL 5A-2 AFTER DEDICATION OF PUBLIC RIGHT-OF-WAY OVER A PORTION OF ORIGINAL APN 07-531-07, FOR CARSON-TAHOE HOSPITAL, BEING A PORTION OF THE NW¼ SECTION 6, T.15N., R.20E., M.D.B. & M., AND A PORTION OF THE SW¼ SECTION 31, T.16N., R.20E., M.D.B. & M., CARSON CITY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

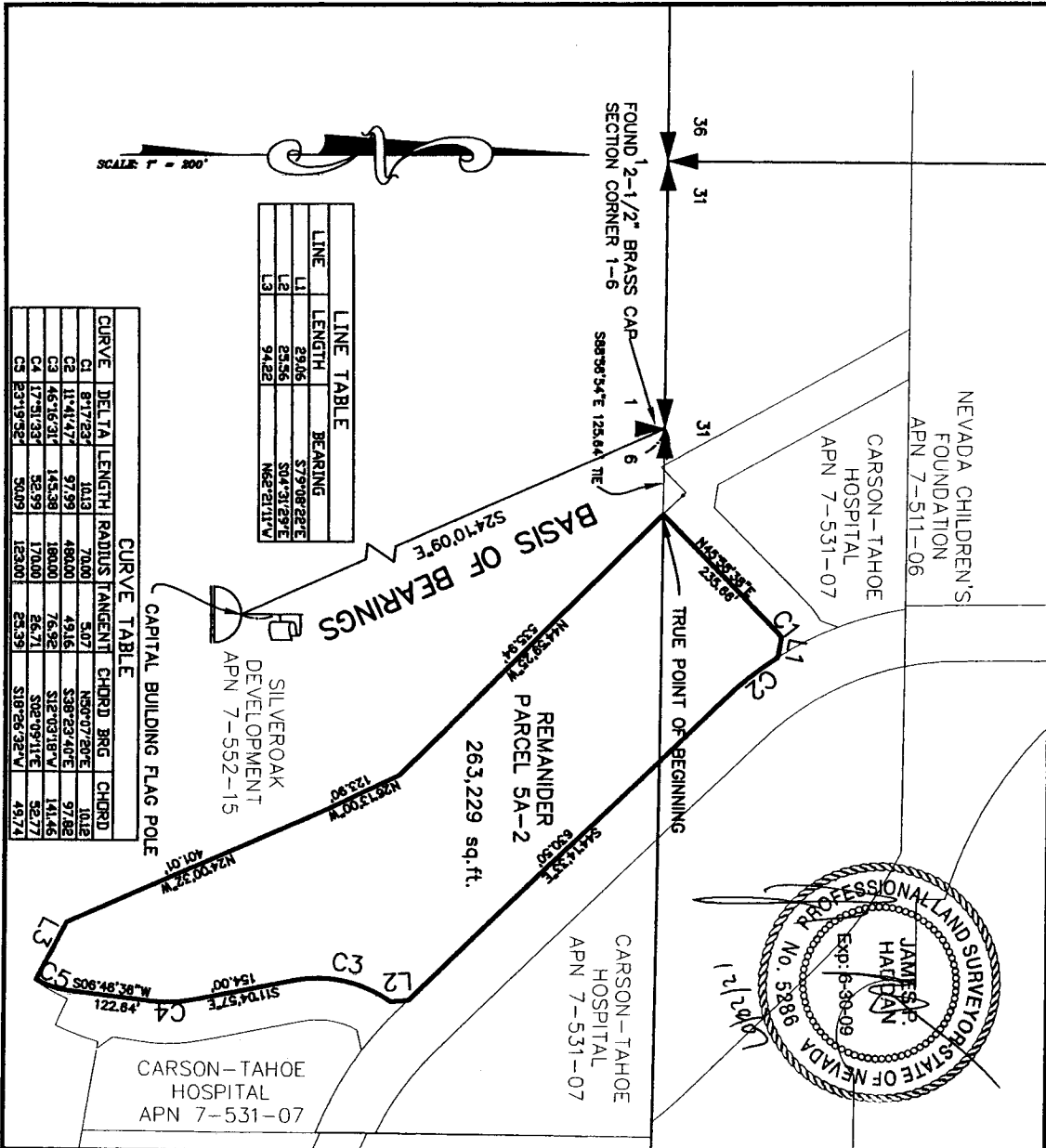
COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B. & M.; THENCE S. 88° 56' 54" E., 125.64 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE N. 45° 58' 38" E., 235.66 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 08° 17' 23" AND ARC LENGTH OF 10.13 FEET (CHORD BEARS N. 50° 07' 20" E.); THENCE S. 79° 08' 22" E., 29.06 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 11° 41' 47" AND ARC LENGTH OF 97.99 FEET (CHORD BEARS S. 38° 23' 40" E.); THENCE S. 44° 14' 33" E., 630.50 FEET; THENCE S. 04° 31' 29" E., 25.56 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 180.00 FEET, CENTRAL ANGLE OF 46° 16' 31" AND ARC LENGTH OF 145.38 FEET (CHORD BEARS S. 12° 03' 18" W.); THENCE S. 11° 04' 57" E., 154.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 170.00 FEET, CENTRAL ANGLE OF 17° 51' 33" AND ARC LENGTH OF 52.99 FEET (CHORD BEARS S. 02° 09' 11" E.); THENCE S. 06° 46' 36" W., 122.64 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 123.00 FEET, CENTRAL ANGLE OF 23° 19' 52" AND ARC LENGTH OF 50.09 FEET (CHORD BEARS S. 18° 26' 32" W.); THENCE N. 62° 21' 11" W., 94.22 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., 535.94 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 46, WHICH IS MADE A PART HEREOF.

CONTAINING 263,229 SQUARE FEET MORE OR LESS.

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



Post Office Box 2300 * Dayton, Nevada 89403-2300 * (775) 883-6595 * FAX (775) 246-0805



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

MAP EXHIBIT "46" REV. 12-13-07

MAP TO SUPPORT LEGAL DESCRIPTION OF REMAINDER PARCEL 5A-2 BEING A PORTION OF APN 07-531-07 CARSON CITY, NV.
FOR CARSON TAHOE HOSPITAL
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.

HE HADDAN P.O. BOX 2300 DAYTON, NEVADA 89403
ENGINEERING (775) 863-6565
1087-EXHIBIT 46



HADDAN ENGINEERING, INC.

CIVIL ENGINEERING, SURVEYING & CONSULTING

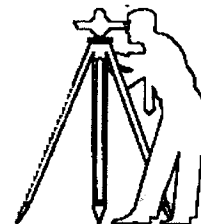


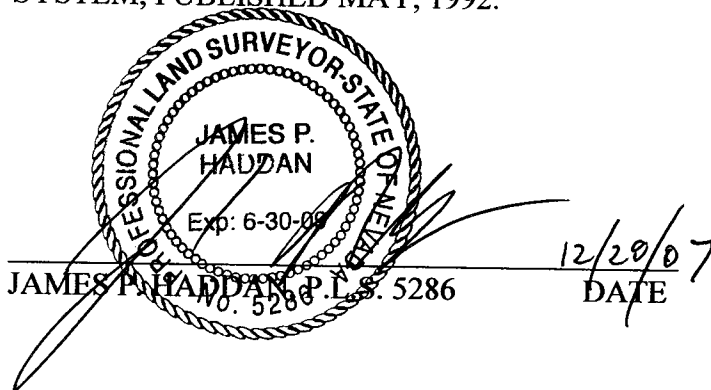
EXHIBIT 47

LEGAL DESCRIPTION TO DEFINE REMAINDER PARCEL 5A-3 AFTER DEDICATION OF PUBLIC RIGHT-OF-WAY OVER A PORTION OF ORIGINAL APN 07-531-07, FOR CARSON-TAHOE HOSPITAL, 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:

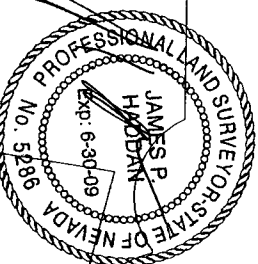
COMMENCING AT THE NW CORNER OF SECTION 6, T.15N., R.20E., M.D.B. & M.; THENCE S. 50° 49' 24" E., 1319.91 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE N. 80° 28' 39" W., 120.04 FEET; THENCE N. 35° 47' 22" W., 28.52 FEET; THENCE N. 08° 41' 25" E., 43.57 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 230.00 FEET, CENTRAL ANGLE OF 19° 38' 37" AND ARC LENGTH OF 78.85 FEET (CHORD BEARS N. 01° 15' 39" W.); THENCE N. 11° 04' 57" W., 154.00 FEET; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 120.00 FEET, CENTRAL ANGLE OF 39° 02' 49" AND ARC LENGTH OF 81.78 FEET (CHORD BEARS N. 08° 26' 27" E.); THENCE N. 77° 22' 39" E., 30.38 FEET; THENCE ON A CURVE TO THE LEFT WITH RADIUS OF 480.00 FEET, CENTRAL ANGLE OF 13° 01' 34" AND ARC LENGTH OF 109.13 FEET (CHORD BEARS S. 59° 43' 21" E.); THENCE S. 66° 14' 08" E., 28.01 FEET; THENCE S. 00° 13' 02" W., 335.44 FEET TO THE **TRUE POINT OF BEGINNING**, AS SHOWN ON THE ATTACHED MAP EXHIBIT 47, WHICH IS MADE A PART HEREOF.

CONTAINING 51,076 SQUARE FEET MORE OR LESS.

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



NEVADA CHILDREN'S
FOUNDATION
APN 7-511-06



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

MAP EXHIBIT "47"

REV. 12-07-07

MAP TO SUPPORT LEGAL DESCRIPTION OF
REMAINDER PARCEL 5A-3 BEING A PORTION
OF APN 07-531-07 CARSON CITY, NV.
FOR CARSON TAHOE HOSPITAL

BEING A PORTION OF THE NW 1/4
SECTION 6 T.16N., R.20E., M.D.B.&M.



HADDAN
ENGINEERING
P.O. BOX 2300
DAYTON, NEVADA 89403
(775)883-6565

1087-EXHIBIT 47



SCALE: 1" = 800'

BASIS OF BEARINGS
S24°10'09"E
S60°42'21"E

FOUND 2-1/2" BRASS CAP
SECTION CORNER 1-6
CARSON-TAHOE
HOSPITAL
APN 7-531-07

CARSON-TAHOE
HOSPITAL
APN 7-531-07

CARSON-TAHOE
HOSPITAL
APN 7-531-07

CAPITAL BUILDING
FLAG POLE

SILVEROAK
DEVELOPMENT
APN 7-552-15

JVRS ENT, LLC
APN 7-531-05

REMAINDER
PARCEL 5A-3
51,076 sq.ft.
S0013°02'W
335.44'

EXISTING FAULT VALLEY RANG.

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD	BRG	CHORD
C1	19°38'37"	78.85	230.00	39.82	N01°19'39"W	78.47	80.21
C2	39°02'49"	81.78	120.00	42.35	N08°25'27"E	80.21	80.21
C3	13°01'34"	109.13	480.00	54.80	S59°43'21"E	108.89	108.89

LINE TABLE

LINE	LENGTH	BEARING
L1	120.04	N80°28'39"W
L2	28.52	N35°43'22"W
L3	43.57	N08°41'25"E
L4	154.00	N11°04'57"W
L5	30.38	N77°22'39"E
L6	28.01	S66°14'08"E

TRUE POINT OF BEGINNING