

Item # 4-3B

**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 007-461-27, per Boundary Line Adjustment for Silver Oak Company Ltd. Files for record March 26, 1999 in Book 8, Page 2314 in the Official Records of Carson City, NV, as File No. 232342.

Staff Summary: Development Services staff is requesting that the Board of Supervisors accept this dedication from C & A Investments LLC 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 Exhibit B.

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 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 007-461-27 for Carson City, Boundary Line Adjustment for Silver Oak Company Ltd. filed for record March 26, 1999 in Book 8, Page 2314 in the Official Records of Carson City, NV, as File No. 232342 as described in the attached Exhibit A.

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

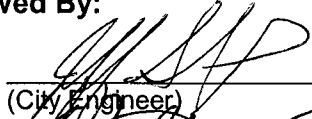
Funding Source: N/A

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

Supporting Material: Dedication Form , Exhibit A -ROW Legal Description and Exhibit B - Map, Legal Description Exhibit A PUE, Map Exhibit B.

Prepared By: Jennifer Pruitt, Senior Planner

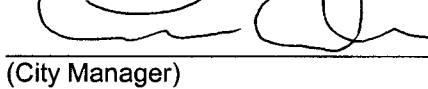
Reviewed By:


(City Engineer)

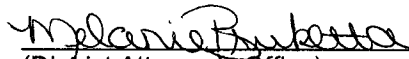
Date: 3/11/08


(Development Services Director)

Date: 3/11/08


(City Manager)

Date: 3/11/08


(District Attorney's Office)

Date: 3-10-08

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

DEDICATION OF LAND FOR RIGHT-OF-WAY

ENGINEER'S FILE NO. _____

FROM: C & A Investments LLC.

TO: Carson City, NV.

A PORTION OF THE North 1/2, SEC. 6, T. 15, N., R. 20 E., M. D. B. & M.

I, THE UNDERSIGNED, HEREBY SET ASIDE FOR PUBLIC PURPOSES, A STRIP OF LAND OWNED BY ME FOR A PUBLIC ROAD PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND SHOWN ON THE PLAT ATTACHED HERETO AS EXHIBIT B.

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

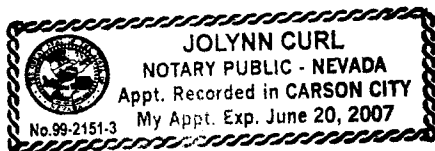
IN WITNESS WHEREOF: I have hereunto set my hand, this 16th day of September, 2003

Julius Ballardini

Julius Ballardini, Owner
C & A Investments, LLC

STATE OF NEVADA)
CARSON CITY) ss

This instrument was acknowledged before me on September 16, 2003
by Julius Ballardini as Owner, of
C & A Investments, LLC



[Signature]
Notary Public

BOARD OF SUPERVISORS APPROVAL

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

MAYOR

ATTEST: _____
CITY CLERK

APN 7-461-27

**EXHIBIT A
LEGAL DESCRIPTION
DEDICATION OF LAND FOR RIGHT-OF-WAY**

All that real property situate in the North 1/2 of Section 6, Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada. Further described as a portion of APN 07-461-27 as shown on that Record of Survey for a Boundary Line Adjustment for Silver Oak Development Company Ltd., filed for record March 26, 1999 in Book 8, Page 2314 in the Official Records of Carson City, Nevada, as File No. 232342, described as follows:

BEGINNING at the most northwesterly corner of adjusted parcel one of said Record of Survey which is also on the Southerly Right-of-Way of Medical Parkway, said point being the **POINT OF COMMENCEMENT**;

THENCE continuing along said Southerly Right-of-Way South $80^{\circ}59'58''$ East, 66.84 feet to the **POINT OF BEGINNING**;

THENCE South $80^{\circ}59'58''$ East, 65.56 feet;

THENCE South $64^{\circ}28'02''$ East, 468.17 feet;

THENCE South $64^{\circ}23'36''$ East, 171.48 feet;

THENCE North $89^{\circ}45'09''$ East, 55.52 feet;

THENCE South $84^{\circ}08'39''$ East, 51.14 feet;

THENCE South $70^{\circ}03'01''$ East, 68.90 feet;

THENCE departing said Southerly Right-of-Way line of Medical Parkway, South $25^{\circ}13'03''$ East, along the westerly Right-of-Way of North Carson Street a distance of 37.67 feet;

THENCE departing said westerly Right-of-Way of North Carson Street North $44^{\circ}10'19''$ West, 42.78 feet to the beginning of a non-tangent curve (concave Northeasterly); a radial line to the center of said curve being North $07^{\circ}27'00''$ West, 470.00 feet;

THENCE Westerly along the arc of said curve 245.17 feet with a radius of 470.00 feet and a central angle of $29^{\circ}53'15''$ to the beginning of a tangent and compound curve (concave Northeasterly);

THENCE Northwesterly along the arc of said curve 63.79 feet, with a radius of 175.00 feet, and a central angle of $20^{\circ}53'12''$ to the beginning of a tangent and reverse curve (concave Southwesterly)

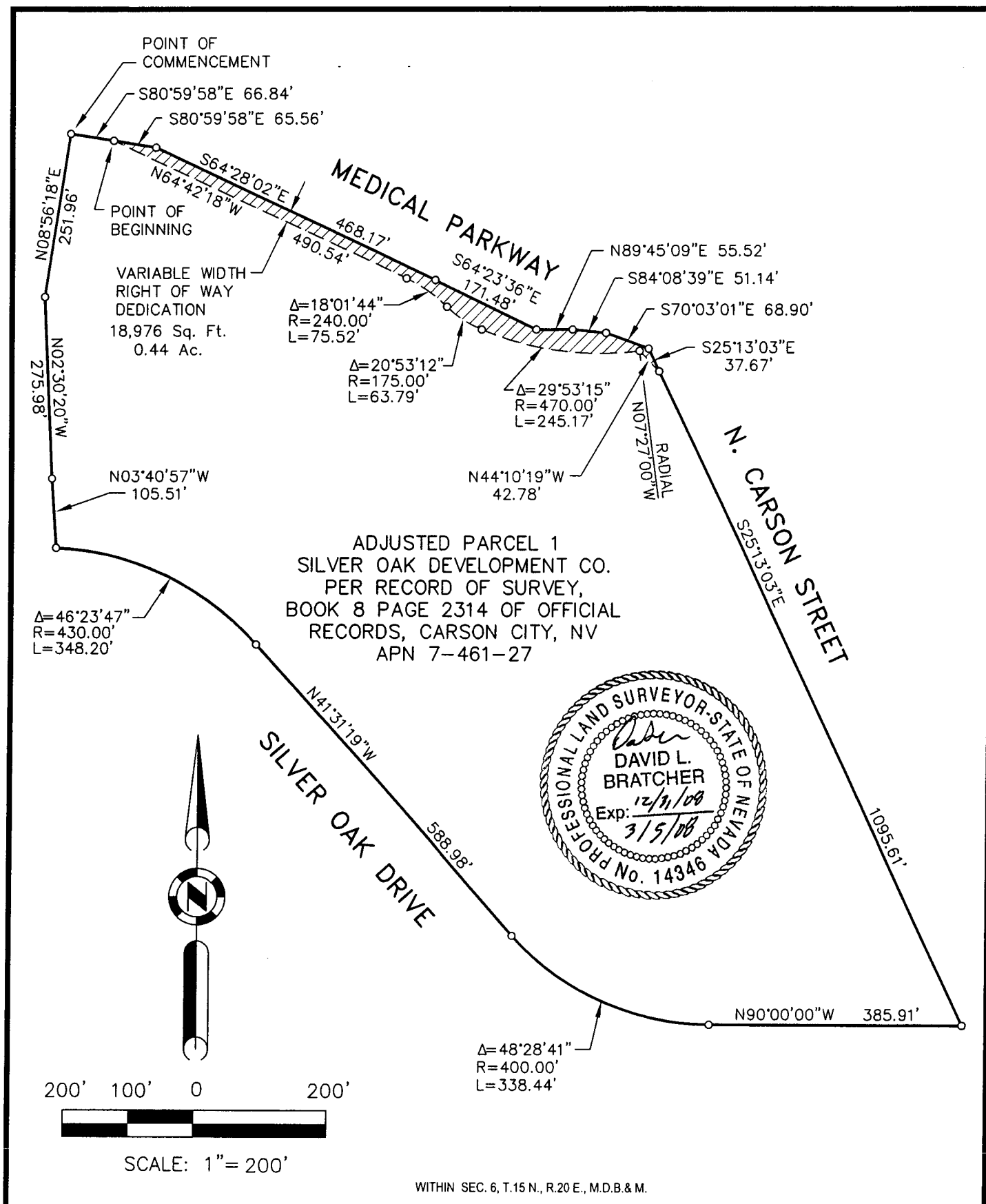
APN 7-461-27

THENCE Northwesterly along the arc of said curve 75.52 feet, with a radius of 240.00 feet, and a central angle of $18^{\circ}01'44''$;

THENCE N. $64^{\circ}42'18''$ W., 490.54 feet; to the POINT OF BEGINNING.

Containing 18,976 square feet or 0.44 acres, more or less.





LUMOS
& ASSOCIATES

178 SOUTH MAINE ST
FALLON, NEVADA 89406
TEL (775) 423-2188
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C & A INVESTMENTS, LLC.

EXHIBIT B

TO ACCOMPANY LEGAL DESCRIPTION FOR RIGHT OF WAY
DEDICATION FOR MEDICAL PARKWAY

CARSON CITY NEVADA

Date: 10/18/05
Scale: 1" = 200'
Job No: 5869.010
SHEET 1 OF 1

APN 7-461-27

THENCE along the arc of said curve 72.37 feet, with a radius of 230.00 feet, and a central angle of 18°01'44";

THENCE North 64°42'18" West; 489.11 feet;

THENCE North 80°59'58" West; 65.40 feet;

THENCE North 08°56'18" East; 10.00 feet to the **POINT OF BEGINNING**;

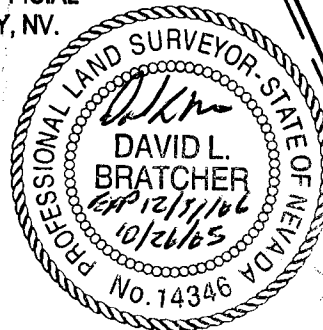
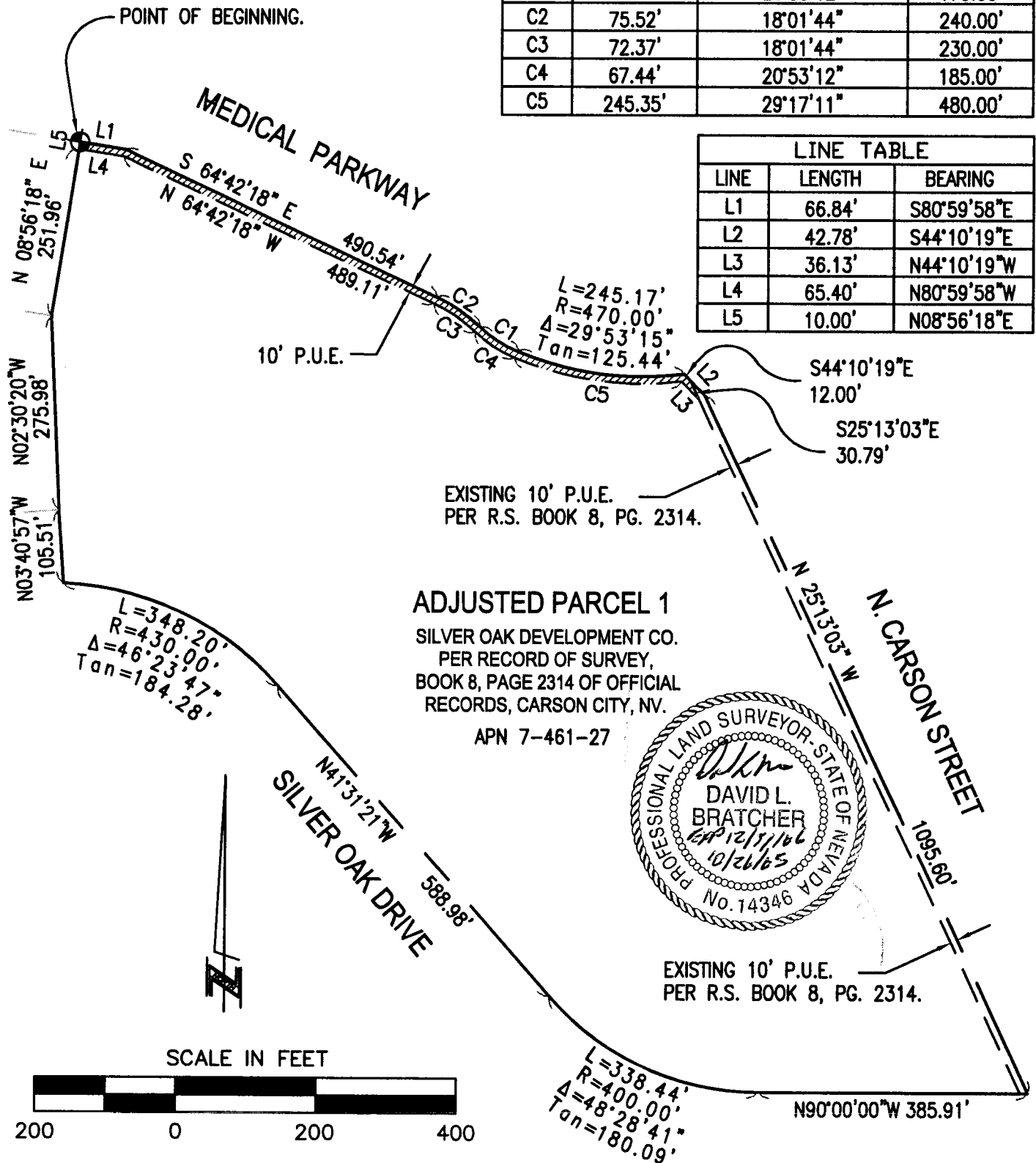
CONTAINING 9,648 sq. ft. or 0.22 Ac. more or less



Prepared by
DAVID L. BRATCHER
LUMOS & ASSOC.
800 E. College Pkwy.
Carson City, NV 89706

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	63.79'	20°53'12"	175.00'
C2	75.52'	18°01'44"	240.00'
C3	72.37'	18°01'44"	230.00'
C4	67.44'	20°53'12"	185.00'
C5	245.35'	29°17'11"	480.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.84'	S80°59'58"E
L2	42.78'	S44°10'19"E
L3	36.13'	N44°10'19"W
L4	65.40'	N80°59'58"W
L5	10.00'	N08°56'18"E



LUMOS AND ASSOCIATES, INC.

- CIVIL ENGINEERING
- GEOTECHNICAL ENGINEERING
- PLANNING
- LANDSCAPE ARCHITECTURE
- SURVEYING / GIS
- CONSTRUCTION SERVICES
- MATERIALS TESTING

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C&A INVESTMENTS, L.L.C.

EXHIBIT B
TO ACCOMPANY LEGAL DESCRIPTION
FOR 10' PUBLIC UTILITY EASEMENT.

CARSON CITY NEVADA

Date: 10/18/05
Scale: 1" = 200'
Job No: CT HOSP
SHEET 1 of 1