

Item # 5-7

**City of Carson City
Agenda Report**

Date Submitted: 07/29/08

Agenda Date Requested: 08/07/08

Time Requested: Consent

To: Mayor and Supervisors

From: Development Services /Engineering

Subject Title: Action to approve Dedication of a Public Roadway, from J.C. Development CO. to Carson City; containing 40,677 square feet $\pm$; from formerly APN #008-206-13 and now APN #005-054-07 located at Technology Way, south of Arrowhead Drive.

Staff Summary: Development Services staff is requesting that the Board of Supervisors accept this dedication from J.C. Development CO. to Carson City for the purpose of public access and operation, over and across certain real property. The dedication is being given to the City to satisfy improvement requirements; and has been coordinated with Development Engineering and is properly described and in the attached documents. The dedication document was signed by the owner on September 12, 2000, but was inadvertently never brought to the Board for acceptance.

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, from J.C. Development CO. to Carson City; containing 40,677 square feet $\pm$; from formerly APN #008-206-13 and now APN #005-054-07 located at Technology Way, south of Arrowhead Drive.

Explanation for Recommended Board Action: See Staff Summary.

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

Fiscal Impact: N/A.

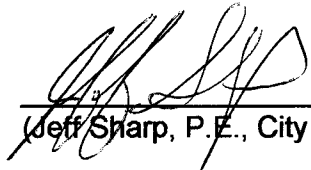
Explanation of Impact: N/A

Funding Source: N/A

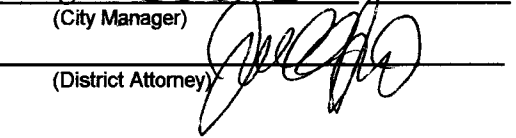
Alternatives: 1) Deny the dedication or 2) Refer to staff for further review.

Supporting Material: Executed dedication form, Exhibit A - Legal Description and Map

Prepared By: Eva Chwalisz, Management Assistant

Reviewed By: 
(Jeff Sharp, P.E., City Engineer)

Date: 7/24/08

Concurrences: 
(Development Services Department Director)

(City Manager)

(District Attorney)

Date: 7/28/08

Date: 7/28/08

Date: 7/29/08

Board Action Taken:

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

(Vote Recorded By)

DEDICATION OF LAND FOR PUBLIC PURPOSES. ENGINEER'S FILE NO. _____

FROM: J.S. DEVELOPMENT CO.

TO: CARSON CITY, STATE OF NEVADA

A PORTION OF THE West 1/2, SEC. 3, T. 15 N., R. 20 E., M.D.B.&M.

(and) THE _____, SEC. _____, T. _____ N., R. _____ E., M.D.B.&M.

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

See attached Exhibit "A" for Legal Description;

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 or on account of the location, grade, maintenance or construction of the proposed public improvements.

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

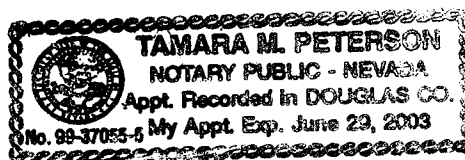
IN WITNESS WHEREOF, I have hereunto set my hand, this 12th day of SEPT., 2000

John C. Serpa

STATE OF NEVADA)

) SS

CARSON CITY)



On SEPT. 12, 2000, personally appeared before me John C. Serpa, who acknowledged that he executed the above instrument.

Tamara M. Peterson
Notary Public

BOARD OF SUPERVISORS ACCEPTANCE

This dedication is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, ~~19~~ 20.

MAYOR

ATTEST: _____
CITY CLERK

Exhibit A

Legal Description for Technology Way South

All that certain real property situate within a portion of the West ½ of Section 3, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada, more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Arrowhead Drive from which the southwest corner of said Section 3 bears S 37°45'03" W a distance of 3,571.08 feet;

THENCE S 16°13'17" W, a distance of 141.25 feet;

THENCE along a curve to the right having a radius of 20.00 feet, arc length of 16.26 feet, delta angle of 46°34'03", a chord bearing of S 39°30'18" W, and a chord length of 15.81 feet to a point of reverse curvature;

THENCE along a curve to the left having a radius of 60.00 feet, arc length of 194.14 feet, delta angle of 185°23'25", a chord bearing of S 29°54'23" E, and a chord length of 119.87 feet to a point of reverse curvature;

THENCE along a curve to the right having a radius of 20.00 feet, arc length of 18.82 feet, delta angle of 53°54'11", a chord bearing of N 84°21'00" E, and a chord length of 18.13 feet to a point of compound curvature;

THENCE along a curve to the right having a radius of 700.00 feet, arc length of 115.75 feet, delta angle of 09°28'27", a chord bearing of S 63°57'41" E, and a chord length of 115.62 feet to a point of compound curvature;

THENCE along a curve to the right having a radius of 20.00 feet, arc length 18.62 feet, delta angle of 53°20'00", a chord bearing of S 32°33'27" E, and a chord length of 17.95 feet to a point of reverse curvature;

THENCE along a curve to the left having a radius of 60.00 feet, arc length of 295.92 feet, delta angle of 282°35'05", a chord bearing of N 32°49'01" E, and a chord length of 75.04 feet to a point of reverse curvature;

THENCE along a curve to the right having a radius of 20.00 feet, arc length of 17.28 feet, delta angle of 49°30'47", a chord bearing of N 83°43'08" W, and a chord length of 16.75 feet to a point of reverse curvature;

THENCE along a curve to the left having a radius of 760.00 feet, arc length of 142.90 feet, delta angle of 10°46'22", a chord bearing of N 64°20'56" W, and a chord length of 142.69 feet to a point of reverse curvature;

THENCE along a curve to the right having a radius of 20.00 feet, arc length of 30.00 feet, delta angle of 85°57'24", a chord bearing of N 26°45'25" W, and a chord length of 27.27 feet;

THENCE N 16°13'17" E, a distance of 151.28 feet to a point on the southerly right-of-way line of Arrowhead Drive;

THENCE along said southerly right-of-way line along a curve to the left having a radius of 930.00 feet, arc length of 70.02 feet, delta angle of 04°18'49", a chord bearing of N 73°46'43" W, and a chord length of 70.00 feet to the **TRUE POINT OF BEGINNING**;

CONTAINING 40,677 square feet more or less.

Reference is hereby made to that certain Parcel Map for John C. Serpa, Book 8, Page 2252, File No. 212705, Official Records of Carson City, Nevada.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE EAST WEST CENTERLINE OF ARROWHEAD DRIVE, TAKEN AS N 89° 11' 49" W. PER MAP 1739.

REFERENCE DOCUMENTS

1. RECORD OF SURVEY, REC. 3-18-96, MAP # 2157.
2. RECORD OF SURVEY, REC. 10-24-91, FILE NO. 121482, BOOK 7 PAGE 1906.
3. RECORD OF SURVEY, REC. 11-17-89 FILE NO. 93150, BOOK 6 PAGE 1739.
4. PARCEL MAP NO. 2252, REC. 1-21-98, FILE NO. 212705, BOOK 8, PAGE 2252.
5. RECORD OF SURVEY, REC 2-9-83, FILE NO. 21092, BOOK 4, PAGE 1002.

CARSON CITY COMMUNITY DEVELOPMENT APPROVAL

THIS LOT LINE ADJUSTMENT IS HEREBY APPROVED AND ACCEPTED BY CARSON CITY.

Robert J. Sullivan
CARSON CITY COMMUNITY DEVELOPMENT
WALTER A. SULLIVAN, DIRECTOR

7/15/99
DATE

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS AS SHOWN HEREBY STATE:
1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE IT;
2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING AN SHOWN HEREON;
3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO INCLUSIVE;
4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OF THE LAND.

John C. Serpa 6/21/99
DATE
FARMER BROTHERS CO.
AL SHANKLE, AGENT
PARCEL 3A

STATE OF NEVADA } SS
CARSON CITY

SIGNED BEFORE ME ON THIS 21st DAY OF JUNE
BY *John C. Serpa*

Tamara M. Peterson MY COMMISSION EXPIRES: 06/21/01
NOTARY PUBLIC

STATE OF NEVADA } SS
CARSON CITY

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/15/99 BY
AGENT OF FARMER BROTHERS COMPANY.

Tamara M. Peterson MY COMMISSION EXPIRES: 06/21/01
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, HARLAN K. KING, A PROFESSIONAL LAND SURVEYOR LICENSED STATE OF NEVADA, DO HEREBY STATE:

- 1) I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOC PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT
- 2) THIS SURVEY WAS CONDUCTED AT THE INSTANCE OF JO
- 3) THE LANDS SURVEYED LIE WITHIN SECTION 3, T. 15 N., AND THE SURVEY WAS COMPLETED ON 6-1-99.
- 4) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BE DEFINED BY MONUMENTS OR WILL BE OTHERWISE DEFIN OF RECORD AS REQUIRED BY NRS 625.340; AND
- 5) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF INCLUSIVE, OR WITH PROVISIONS OF NRS 625 AND ALL

Harlan K. King
HARLAN K. KING
L.S. 5665
6-28-99

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT TAXES AS ON LAND PORTRAYED BY THIS RECORD OF SURVEY A

John C. Serpa 7-16-99
DATE
TREASURER

CLERK-RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 16th DAY OF JULY, 1999, IN BOOK 2, PAGE 2252 OF THE OFFICIAL RECORD NEVADA AT THE REQUEST OF *John C. Serpa*
RECORDING FEE: \$ 17.00 FILE NO. 2

John C. Serpa 7/16/99
CLERK - RECORDER
DATE

FOR CORRESPONDING WRITTEN DESCRIPTION DEPICTED ADJUSTMENT, SEE RECORDER'S DOCUMENT # 2252

RECORD OF SURVEY
To Support a
BOUNDARY LINE AD.
A.P.N. 8-206-10 and 8

FOR
JOHN C. SERPA & FARMER
CARSON CITY, NEVADA

HK HARLAN KING &
LAND SURVEYING & W.
P.O. BOX 70088 • RENO, NV. 895

PARCEL 4A
22.41 Ac. (Adj. Gross)
21.48 Ac. (Adj. Net)

AREA TO BE
DEDICATED
FOR PUBLIC
ROADWAY

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	520.00'	142.24'	71.57'	15°40'20"
C2	930.00'	530.72'	272.80'	32°41'48"
C3	930.00'	215.25'	108.11'	13°15'41"
C4	930.00'	70.02'	35.02'	04°18'49"
C5	930.00'	245.45'	123.44'	15°07'19"
C6	20.00'	30.00'	18.64'	85°57'24"
C7	760.00'	142.90'	71.66'	10°46'22"
C8	20.00'	17.28'	8.22'	48°30'47"
C9	60.00'	62.20'	34.22'	59°23'44"
C10	60.00'	124.78'	102.18'	119°09'28"
C11	20.00'	18.26'	8.61'	48°34'03"
C12	60.00'	64.91'	36.04'	61°59'09"
C13	730.00'	220.15'	110.91'	17°16'45"
C14	60.00'	129.23'	111.44'	123°24'18"
C15	20.00'	18.82'	10.17'	53°54'11"
C16	700.00'	115.75'	58.01'	09°28'27"
C17	20.00'	18.62'	10.04'	53°20'00"
C18	60.00'	108.84'	76.84'	104°07'55"

Exhibit "A" MAP

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