Hem#5-20

City of Carson City Agenda Report

Date Submitted: August 29, 2006

Agenda Date Requested: September 7, 2006

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Development Engineering

Subject Title: Action to approve Dedication of Land and convey all that certain real property located on APN 008-125-55, from the property owner, the Bernhard Family Trust, to Carson City, described as follows: "RW-1" which consists of 1,100.7 square feet and "RW-2" which consists of 2,263.1 square feet; as shown on the map titled "Record of Survey #2 for the Bernhard Family Trust, and all that certain real property located on APN 008-125-56 described as follows: "RW-3" which consists of 9,662.3 square feet; "RW-4" which consists of 10,685.0 square feet; and "RW-5" which consists of 5,808.0 square feet as shown on the map titled "Record of Survey #3 for the Bernhard Family Trust".

Staff Summary: This dedication is being offered by the property owner in coordination with the abandonment of a portion of Hot Springs Road, installation of drainage facilities, dedication of a portion of Market Street and Retail Drive.

T												

() Resolution		() Ordinance
(X) Formal Action	n/Motion	() Other (Specify)

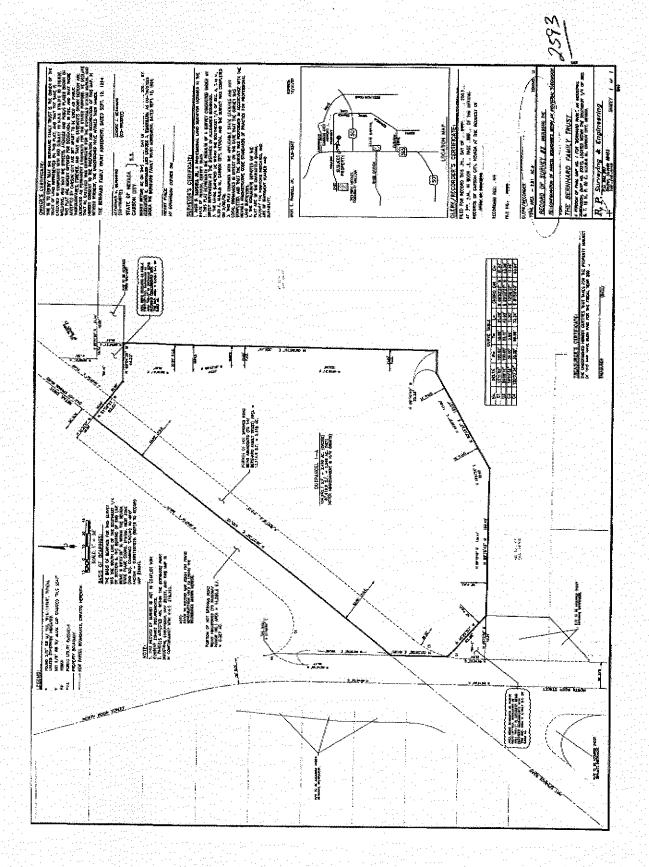
Does This Action Require A Business Impact Statement: () Yes (X) No

Recommended Board Action: I move to approve Dedication of Land and convey all that certain real property located on APN 008-125-55, from the property owner, the Bernhard Family Trust, to Carson City, described as follows: "RW-1" which consists of 1,100.7 square feet and "RW-2" which consists of 2,263.1 square feet; as shown on the map titled "Record of Survey #2 for the Bernhard Family Trust, and all that certain real property located on APN 008-125-56 described as follows: "RW-3" which consists of 9,662.3 square feet; "RW-4" which consists of 10,685.0 square feet; and "RW-5" which consists of 5,808.0 square feet as shown on the map titled "Record of Survey #3 for the Bernhard Family Trust".

Explanation for Recommended Board Action: The dedications are required to provide public access and drainage facilities as part of the development of the property where the new Wal Mart store is located.

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

	: No capital costs but there will be on-gainage facilities.	oing maintenance costs for the
Explanation o	f Impact: N/A	
Funding Sour	ce: N/A	
Alternatives:	No viable alternative.	
Supporting M descriptions.	aterial: Signed Dedication of Land Application	ations, maps and legal
Prepared By:	Lawrence A. Werner, P.E., P.L.S.	
Reviewed By:	(Lawrence A. Werner, City Engineer)	Date: 8/25/06
	Milh	Date: 8/29/06
	(Andrew Burnham) Public Works Director)	Date: 8.29-06
	(Linda Ritter, City Manager)	Date: 8-29-06
	(Finance)	Date: Company of the
	(District Attorney)	Date: 8-29-06
Board Action	Takon	
Motion:	1)	Aye/Nay
	Alan madalah Mammatan dalah dalah Mangalah dalah	
(Vote Recor	ded By)	



Engr's File No.s (· · · · · · ·)
APN: 08-125-55 (porti	on)	

FROM:

Alexander K. Bernhard & Lenore J. Bernhard, as co-trustees under the Bernhard Family Trust Agreement dated September 12, 1994, GRANTORS,

TO:

CARSON CITY, STATE OF NEVADA, GRANTEE;

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, 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 a vested interest, particularly described as follows, to wit:

A portion of former Assessor's Parcel No. 08-125-55;

Situate in the Southeast ¹/₄ of section 5, T. 15 N., R. 20 E., M.D.B.& M., Carson City, Nevada, and being more particularly described as follows:

That area designated as "RW-1", on the "Record of Survey #2 disclosing the re-configuration of parcel boundaries within an industrial subdivison for The Bernhard Family Trust", said Record of Survey being recorded concurrently with this document, and by reference thereto made a part hereof. The parcel being further described as:

"RW-1"

BEGINNING at the Southwest corner of "Outparcel-1", as shown on the Record of Survey for the Bernhard Family trust, recorded 4/26/2004 in book 9, at page 2424, as record map #2524, from which, the ¹/₄ the corner common to sections 5 & 8 bears S 29° 01' 33" W, a distance of 549.39 ft.;

Thence, N 00° 46' 53" E, a distance of 22.24 ft.;

Thence, along the arc of a curve to the right, through a central angle of 12° 11' 29", having a radius of 100.00 ft., an arc length of 21.28 ft, and a chord bearing N 06° 52' 37" E, a distance of 21.24 ft.;

Thence, S 46° 29' 50" E, a distance of 63.96 ft.;

Thence, N 89° 10' 45" W, a distance of 49.24 ft. to the TRUE POINT OF BEGINNING;

Containing an area of 1,100.7 S.F. or 0.025 Ac., more or less.

Description prepared by: R.P. Surveying & Engineering Jack E. Randell Jr. PLS-5547

P.O. Box 907, Dayton NV 89403 Basis of Bearings: The South line of the SE 1/4 of Sec. 5 the bearing of said line being: N 89° 95' 39" W

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 improvement.

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IN WITNESS	S WHEREOF, the grant	ors have executed th	is instrument the day ar	id yea
above written.		*******	en egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesege Ben egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyenesegen egyeneseg	
Blue	WK Bembus	V Line	and Beach	7/7
Alexander K E	Bernhard (co-trustee)	Lenore J. B	erahard (co-trustee)	-2,
under THE BE	ERNHARD FAMILY TR	RUST AGREEMEN	T, dated September 12,	1994
STATE OF N	NEVADA			
	<u> </u>	: S.S.		٠.٠
CARSON CI	.			
On this <u>24</u> d		, 2006, personally a	ppeared before me, a N	otary
Alexander K. I	Bernhard and Lenore J. B	ernhard, as co-truste	es under the Bernhard]	Famil
Agreement data	ed September 12, 1994, v	who acknowledged to	me that they executed	the fo
instrument.				
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Notary Public	× curins	- No. 22 0002	NOTARY PUBLIC STATE OF NEVADA	300 S
	x afins	No.53-0035	NOTARY PUBLIC STATE OF NEVADA	300 S
	x afins	No. 53-0055	NOTARY PUBLIC STATE OF NEVADA	200 S
Notary Public		NEW CONTRACTOR OF THE PROPERTY	NOTARY PUBLIC STATE OF NEVADA	300 S
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Engr's File No	s (· · · · · · · · · · · · · · · · · · ·	·)
APN: 08-125-	55 (p	ortion	ı)	

FROM

Alexander K. Bernhard & Lenore J. Bernhard, as co-trustees under the Bernhard Family Trust Agreement dated September 12, 1994, GRANTORS,

TO:

CARSON CITY, STATE OF NEVADA, GRANTEE;

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, 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 a vested interest, particularly described as follows, to wit:

A portion of former Assessor's Parcel No. 08-125-55;

Situate in the Southeast ¹/₄ of section 5, T. 15 N., R. 20 E., M.D.B.& M., Carson City, Nevada, and being more particularly described as follows:

That area designated as "RW-2", on the "Record of Survey #2 disclosing the re-configuration of parcel boundaries within an industrial subdivison for The Bernhard Family Trust", said Record of Survey being recorded concurrently with this document, and by reference thereto made a part hereof. The parcel being further described as:

"RW-2"

BEGINNING at the Northernmost corner of "Outparcel-1", as shown on the Record of Survey for the Bernhard Family trust, recorded 4/26/2004 in book 9, at page 2424, as record map #2524, from which, the ¹/₄ the corner common to sections 5 & 8 bears S 32° 03' 22" W, a distance of 1143.20 ft.;

Thence, S 00° 55' 31" W, a distance of 41.35 ft.;

Thence, S 89° 04' 29" E, a distance of 18.73 ft.;

Thence, S 00° 55' 31" W, a distance of 29.47 ft.;

Thence, N 89° 04' 29" W, a distance of 44.23 ft.;

Thence, N 51° 52' 27" W, a distance of 22.50 ft.;

Thence, N 38° 07' 33" E, a distance of 71.83 ft. to the TRUE POINT OF BEGINNING;

Containing an area of 2,263.1 S.F. or 0.052 Ac., more or less.

Description prepared by: R.P. Surveying & Engineering Jack E. Randell Jr. PLS-5547

P.O. Box 907, Dayton NV 89403

Basis of Bearings: The South line of the SE 1/4 of Sec. 5, the bearing of said line being: N 89° 05' 39° W

REJENT 12/31/07 15

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 improvement.

IN WI' above v	TNESS WHEREOF, the grantor vritten.	s have executed th	is instrument the day	and year first
Alexand	an N K Benhan Q ler K Bemhard (co-trustee) HE BERNHARD FAMILY TRU	Lenore I. B	embard (co-trustee)	<u>han</u> 2, 1994
carrier gar in the ana	OF NEVADA			
CARSO	ON CITY }	: S.S.		
Alexand	er K. Bernhard and Eenore J. Ber ent dated September 12, 1994, wh	nhard, as co-truste	ppeared before me, a es under the Bernhard me that they execute	l Family Trust
Ozn Notary F	na & alpens	No. 53-0154	DANNA L. ATKINI ACTARY PUBLIC ST. TOP NEVADA My A.J.J. Saja, Nov. 15, 2	0
the present of	OF SUPERVISORS ACCEPTAN ication is approved and accepted by		nd of Supervisors on th	isday
. 77	, 200			
Money				
Mayor		Attest:		City Clerk

"RW-2"

3 of 3

250

Engr's File No.s ()	
APN: 08-125-56 (portion)		

FROM:

Alexander K. Bernhard & Lenore J. Bernhard, as co-trustees under the Bernhard Family Trust Agreement dated September 12, 1994, GRANTORS,

TO:

CARSON CITY, STATE OF NEVADA, GRANTEE;

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, 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 a vested interest, particularly described as follows, to wit:

A portion of former Assessor's Parcel No. 08-125-56;

Situate in the Southeast ¹/₄ of section 5, T. 15 N., R. 20 E., M.D.B.& M., Carson City, Nevada, and being more particularly described as follows:

That area designated as "RW-3", on the "Record of Survey #3 disclosing the creation of new parcels within an industrial subdivison for The Bernhard Family Trust", said Record of Survey being recorded concurrently with this document, and by reference thereto made a part hereof. The parcel being further described as:

BEGINNING at the Southwest corner of "Outparcel-2", as shown on the Record of Survey for the Bernhard Family trust, recorded 4/26/2004 in book 9, at page 2424, as record map #2524, from which, the ¹/₄ the corner common to sections 5 & 8 bears S 33° 09' 42" W, a distance of 1108.02 ft.;

Thence, N 00° 55' 31" E, a distance of 41.35 ft.;

"RW-3"

1 of 3

Thence, N 38° 07' 33" E, a distance of 398.11 ft.;

Thence, S 77° 26' 29" E, a distance of 32.57 ft.;

Thence, S 70° 54' 01" W, a distance of 27.49 ft.;

Thence, S 38° 07' 33" W, a distance of 306.06 ft.;

Thence, S 00° 55' 31" W, a distance of 98.69 ft. to the South Boundary of said "Outparcel-2);

Thence, along said South Boundary, N 89° 04' 29" W, a distance of 61.73 ft. to the TRUE POINT OF BEGINNING;

Containing an area of 9,662.3 S.F. or 0.222 Ac., more or less.

Description prepared by: R.P. Surveying & Engineering Jack E. Randell Jr. PLS-5547

P.O. Box 907. Dayton NV 89493—Basis of Bearings: The South line of the SE 1/4 of Sec. 5, the bearing of said line being: N 89° 05' 39" W

RENEW: 12/81/07

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 improvement.

Alexander K Bernhard (co-trus		uhand
	ILY TRUST AGREEMENT, dated September	12, 1994
STATE OF NEVADA	: S.S.	
CARSON CITY		
On this 24 day of July	The second of th	a Notary Public
Alexander K. Bernhard and Lea	nore J. Bernhard, as co-trustees under the Bernha	ard Family Trus
Agreement dated September 12 instrument.	, 1994, who acknowledged to me that they execu	ited the foregoin
Oun L. ath	DAMMA L. MI	₩.
	E CARE	. 12
Notary Public	KOTARY PRO STOTE OF NEV Specificacy William Englished Wood of the Control of State of	AGA 🦞 25, 2009 🖁
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Notary Public	WOLARY PRO STORE OF NEW WIND TOOKS TO ANK WIND TOOKS TO ANK	AGA 🦞 25, 2009 🖁
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Notary Public BOARD OF SUPERVISORS AT This Dedication is approved and a	CCEPTANCE:	AOA 15, 2009
Notary Public BOARD OF SUPERVISORS AG This Dedication is approved and a	CCEPTANCE:	AOA 15, 2009 (

IN WITNESS WHEREOF, the grantors have executed this instrument the day and year first

APN: 08-125-56 (portion)

DEDICATION OF LAND FOR PUBLIC PURPOSES

FROM:

Alexander K. Bernhard & Lenore J. Bernhard, as co-trustees under the Bernhard Family Trust Agreement dated September 12, 1994, GRANTORS,

TO:

THE STATE OF NEVADA, GRANTEE;

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, T. 15 N., R. 20 E., M.D.B.& M.

We, the undersigned, HEREBY DEDICATE, IN FEE, TO THE STATE OF NEVADA, for Public purposes, lands owned by Us or in which We have a vested interest, particularly described as follows, to wit:

A portion of former Assessor's Parcel No. 08-125-56;

Situate in the Southeast ¹/₄ of section 5, T. 15 N., R. 20 E., M.D.B.& M., Carson City, Nevada, and being more particularly described as follows:

That area designated "RW-3", on the "Record of Survey #3 disclosing the creation of new parcels within an industrial subdivison for The Bernhard Family Trust", said Record of Survey being recorded concurrently with this document, and by reference thereto made a part hereof. The parcel being further described as:

BEGINNING at a point, from which, the ¹/₄ the corner common to sections 5 & 8 bears S 33° 37' 22" W, a distance of 1539.66 ft.;

Thence, N 38° 07' 33" E, a distance of 20.61 ft.;

Thence, N 73° 06' 51" E, a distance of 19.15 ft. to a point on the existing South Right-of-way line of East College Parkway;

"RW-4"

Thence, along said South line, S 77° 26' 29" E, a distance of 175.89 ft.;

Thence, along the arc of a curve to the left, through a central angle of 01° 24' 21", having a radius of 614.01 ft., an arc length of 15.07 ft, and a chord bearing S 78° 08' 39" E, a distance of 15.06 ft.;

Thence, S 10° 24' 23" W, a distance of 6.05 ft.;

Thence, S 79° 35' 37" E, a distance of 8.00 ft.;

Thence, N 10° 24' 23" E, a distance of 6.00 ft.;

Thence, along the arc of a curve to the left, from a tangent which bears S 79° 35' 37" E, through a central angle of 09° 34' 01", having a radius of 614.01 ft., an arc length of 102.52 ft, and a chord bearing S 84° 22' 37" E, a distance of 102.40 ft.;

Thence, S 89° 09' 38" E, a distance of 50.42 ft.;

Thence, leaving said South Right-of-way line, along the arc of a curve to the right, through a central angle of 89° 59' 20", having a radius of 13.00 ft., an arc length of 20.42 ft, and a chord bearing S 44° 09' 58" E, a distance of 18.38 ft. to the West Right-of-way line of Market Street (old Table Rock Drive);

Thence, along said West line, S 00° 49' 42" W, a distance of 15.01 ft.,

Thence, leaving said West line, N 89° 09' 38" W, a distance of 63.41 ft.;

Thence, along the arc of a curve to the right, through a central angle of 11° 43' 08", having a radius of 642.00 ft., an arc length of 131.31 ft, and a chord bearing N 83° 18' 04" W, a distance of 131.08 ft.;

Thence, N 77° 26' 29" W, a distance of 201.47 ft. to the TRUE POINT OF BEGINNING;

Containing an area of 10,685.0 S.F. or 0.245 Ac., more or less.

Description prepared by: R.P. Surveying & Engineering Jack E. Randell Jr. PLS-5547

P.O. Box 907, Dayton NV 89403
Basis of Bearings: The South line of the SE 1/4 of Sec. 5,

the bearing of said line being: N 89° 05' 39° W

RESIEW

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

"RW4"

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 improvement.

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

IN WITNESS WHEREOF, the grantors have executed this instrument the day and year first above written.

Alexander K Bernhard (co-trustee) Lenore J. Bernhard (co-trustee)

under THE BERNHARD FAMILY TRUST AGREEMENT, dated September 12, 1994

: S.S.

STATE OF NEVADA

CARSON CITY

On this 24 day of July, 2006, personally appeared before me, a Notary Public, Alexander K. Bernhard and Lehore J. Bernhard, as co-trustees under the Bernhard Family Trust Agreement dated September 12, 1994, who acknowledged to me that they executed the foregoing instrument.

Notary Public

Engr's File No.s (Ì
APN: 08-125-56 (portion)	

FROM:

Alexander K. Bernhard & Lenore J. Bernhard, as co-trustees under the Bernhard Family Trust Agreement dated September 12, 1994, GRANTORS,

TO:

CARSON CITY, STATE OF NEVADA, GRANTEE;

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 5, 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 a vested interest, particularly described as follows, to wit:

A portion of former Assessor's Parcel No. 08-125-56;

Situate in the Southeast ¹/₄ of section 5, T. 15 N., R. 20 E., M.D.B.& M., Carson City, Nevada, and being more particularly described as follows:

That area designated as "RW-5", on the "Record of Survey #3 disclosing the creation of new parcels within an industrial subdivison for The Bernhard Family Trust", said Record of Survey being recorded concurrently with this document, and by reference thereto made a part hereof. The parcel being further described as:

BEGINNING at a point, from which, the $\frac{1}{4}$ the corner common to sections 5 & 8 bears S 45° 34′ 32″ W, a distance of 1745.78 ft.;

Thence, S 00° 49' 42" W, a distance of 160.10 ft.;

'RW-5"

Thence, along the arc of a curve to the left, through a central angle of 38° 59' 47", having a radius of 230.00 ft., an arc length of 156.54 ft, and a chord bearing S 18° 40' 12" E, a distance of 153.54 ft.;

Thence, N 89° 04' 29" W, a distance of 31.03 ft.;

Thence, N 20° 09' 04" W, a distance of 61.85 ft.,

Thence, along the arc of a curve to the right, through a central angle of 20° 58' 46", having a radius of 242.50 ft., an arc length of 88.79 ft, and a chord bearing N 09° 39' 41" W, a distance of 88.30 ft.;

Thence, N 00° 49' 42" E, a distance of 160.21 ft.;

Thence, S 89° 69' 38" E, a distance of 18.00 ft. to the TRUE POINT OF BEGINNING;

Containing an area of 5,808.0 S.F. or 0.133 Ac., more or less.

Description prepared by: R.P. Surveying & Engineering
Jack E. Randell Jr. PLS-5547
P.O. Box 907, Dayton NV 89403
Basis of Bearings: The South line of the SE 1/4 of Sec. 5,
the bearing of said line being: N 89° 05' 39" W

12/31/07

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 improvement.

IN WITNESS WHEREOF, the grantors above written.	have executed this	instrument the day	and year first
Alexander K Bernhard (co-trustee) under THE BERNHARD FAMILY TRUS	Lenore J. Ber ST AGREEMENT.	whard (co-trustee) dated September 1	<u>u harol</u> 2, 1994
STATE OF NEVADA	in the great the second of		
CARSON CITY	S.S.		
On this 24 day of July , 2 Alexander K. Bernhard and Lenore J. Bern Agreement dated September 12, 1994, who instrument.	hard, as co-trustee:	peared before me, a s under the Bernhar ne that they execute	d Family Trust
		unescenciones	Training.
Danza L. Allins Notary Public		Darna L. Ath Lo ary fubli Sinteof Neva My and Dip. Nov. 1 Commence of the	C DA 5, 2003 (
BOARD OF SUPERVISORS ACCEPTANC	CE:		
This Dedication is approved and accepted by the	he Carson City Boan	d of Supervisors on t	his day
of, 200	,		
Mayor	Attest	<u> </u>	Ott. Ot 1
	rutest.	+ 4.1	City Clerk
		the of the subsequent states the subsequent	
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