

**City of Carson City
Agenda Report**

Date Submitted: September 23, 2011

Agenda Date Requested: October 6, 2011
Time Requested: Consent

To: Mayor and Supervisors

From: Public Works Department

Subject Title: For Possible Action: To accept an Easement along Northridge Drive for the purposes of public utilities, landscaping and pedestrian improvements on Assessor's parcel number 002-104-01. (*Robert Fellows*)

Staff Summary: The easement is necessary to complete sidewalk along Northridge Drive to North Roop Street and fulfills a requirement of the subdivision.

Type of Action Requested: (check one)

Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to accept the dedication of an easement 2,329 square feet in size along Northridge Drive on parcel 002-104-01 from James F. Bawden for purposes of public utilities, landscaping and pedestrian improvements.

Explanation for Recommended Board Action: By accepting the Easement along Northridge Drive for public utilities, landscaping and pedestrian improvements, the City will be able to construct sidewalk and other needed facilities along Northridge Drive to North Roop Street. This easement was required as part of the Northridge Subdivision. Staff has contacted the owners of the property and has received approval to have the City accept the easement as executed by Mr. Bawden.

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

Fiscal Impact: No fiscal impact.


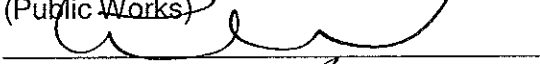
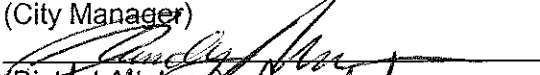
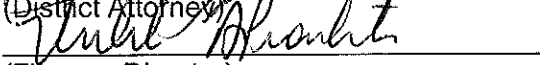
Explanation of Impact: N/A

Funding Source: N/A

Alternatives: none

Supporting Material: Original dedication and easement documents and email approval from property Owners.

Prepared By: Robert Fellows, Senior Project Manager

Reviewed By:  Date: 9/27/11
 (Public Works)
 Date: 9/22/11
 (City Manager)
 Date: 9/27/11
 (District Attorney)
 Date: 9/27/11
 (Finance Director)

Board Action Taken:

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

 (Vote Recorded By)

DEDICATION FOR A PUE, LANDSCAPE,
& PEDESTRIAN EASEMENT

ENGINEER'S FILE NO. _____
APN 002-104-01

A PORTION OF THE NORTHEAST ONE-QUARTER, SEC.8, T.15 N., R.20 E., M. D. B.& M.

I, THE UNDERSIGNED, IN CONSIDERATION OF ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS, HEREBY DEDICATE TO CARSON CITY, A POLITICAL SUBDIVISION OF THE STATE OF NEVADA, an easement for the following purposes: a PUE, landscape and pedestrian easement for the installation, operation and maintenance of said public utilities, landscaping and pedestrian sidewalk, within property owned by me or in which I have a vested interest.

SAID EASEMENT: Is particularly described as follows, to wit:

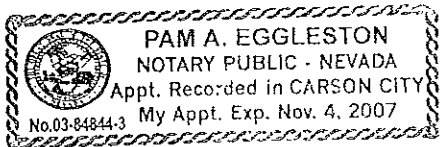
As per Exhibits "A1" and "B1";

IN WITNESS WHEREOF: I have hereunto set my hand, this 21ST day of JUNE, 2006.

James F. Bawden - Owner

STATE OF NEVADA)
CARSON CITY) ss

On JUNE 21, 2006, personally appeared before me James F. Bawden, who acknowledged that he executed the above instrument.



Pam A. Eggleston
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

Exhibit A1
Legal description to Support a Dedication of
a PUE, Landscape, & Pedestrian, Easement on APN 002-104-01

A PUE (Public Utility Easement), Landscape and Pedestrian easement located within the Northeast One-quarter of Section 8, Township 15 North, Range 20 East, Mount Diablo Baseline and Meridian, Carson City, Nevada; being more particularly described as:

COMMENCING at the southwesterly property corner of Lot 821, Block D, as shown on the Final Plat, NORTHRIDGE SUBDIVISION PHASE 8, for Landmark Homes and Development Inc., recorded in the Carson City 's Recorder's Office as Document Number 274442, Plat 2441, on March 1, 2002, thence North 71° 15' 58" West, 10.00 feet to a point at the southeast corner of said easement, being the TRUE POINT OF BEGINNING:

thence North 65° 02' 03" West, 110.54 feet;

thence North 71° 15' 58" West, 144.32 feet;

thence on a non-tangent 20.00 foot radius curve to the left, through a central angle of 66° 25' 13", chord bears South 38° 03' 21" East, an arc length of 23.19 feet;

thence South 71° 15' 58" East, 235.88 feet to the TRUE POINT OF BEGINNING;

Containing 2,329 square feet, more or less, along with and subject to all easements, whether of record or not.

Basis of Bearing: (South 00° 47' 51" West), Common line between Section 8 & 9, per Record of Survey on 2079 map, recorded in the Carson City's Recorder's Office as Document Number 169706.

Legal prepared by Carson City Development Services - Engineering Division
June 12, 2006

N ROOP ST.

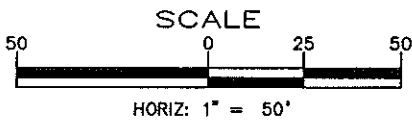
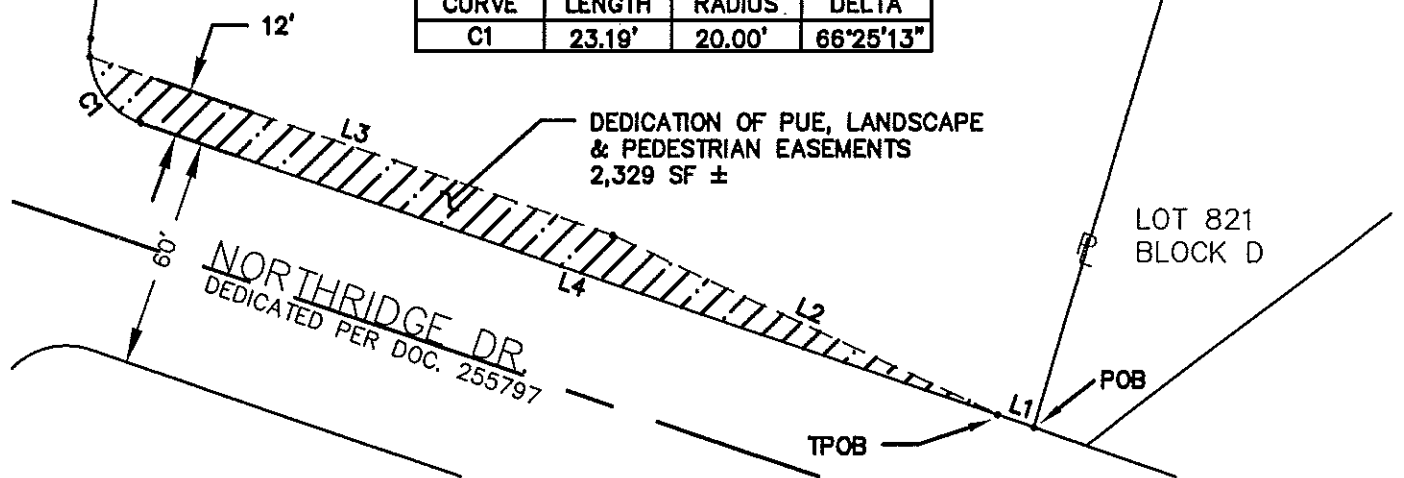
EX. 5 FT WIDE ACCESS
AND DRAINAGE EASEMENT
PER DOC. 271807

PARCEL 1A
APN 002-104-01

2.28± ACRES GROSS
PER DOC 271806

LINE	LENGTH	BEARING
L1	10.00'	N71°15'58"W
L2	110.54'	N65°02'03"W
L3	144.32'	N71°15'58"W
L4	235.88'	S71°15'58"E

CURVE	LENGTH	RADIUS	DELTA
C1	23.19'	20.00'	66°25'13"



LYING WITHIN A PORTION OF NE 1/4, SECTION
8, TOWNSHIP 15 N., RANGE 20 E.,
MDB&M

**CARSON CITY
ENGINEERING DEPARTMENT**

3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2164

**DEDICATION OF PUE, LANDSCAPE
& PEDESTRIAN EASEMENT ON
APN 002-104-01 LOCATED AT THE
CORNER OF NORTHRIDGE DRIVE
AND NORTH ROOP STREET.**

DESIGNED BY: RDF
DRAWN BY: RDF
CHECKED BY: RDF
SCALE (HORIZ): 1"=50'
DATE: June 2006

**EXHIBIT
B1**

APN _____

APN 002-104-01

APN _____

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

DEDICATION FOR A PUE, LANDSCAPE,
& PEDESTRIAN EASEMENT

WHEN RECORDED MAIL TO:

Carson City Public Works
Jeff Sharp - City Engineer
3505 Butti Way
Carson City, NV 89701

From: Randy Kuckenmeister <rkuckenmeister@kbcallc.com>
To: "RFellows@carson.org" <RFellows@carson.org>
Date: 9/22/2011 7:54 AM
Subject: Roop Street

Rob,

Chris Coombs took a look at the plans you provided yesterday relative to the property owned by Roop Northridge Group LLC. As manager of the LLC, I approve the city moving forward with the proposed improvements to the parcels on the south east and north east corners of the intersection of Roop and Northridge. Also, as I mentioned yesterday, this LLC owns a third parcel which is directly across the street on Roop. We would be supportive of any grant you can obtain to do similar work on that side of the street and would offer an easement to accomplish the work.

Let me know if you have any questions.

Thanks,

Randy

Randal S. Kuckenmeister
CIRCULAR 230 DISCLAIMER

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SIGNATURE INFORMATION

[KCBALogo]

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KBCA, LLC

Sierra Financial Advisors, LLC

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Carson City, NV 89703

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rkuckenmeister@kbcallc.com

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