

**Carson City Board of Supervisors
Agenda Report**

Date Submitted: August 1, 2013

Agenda Date Requested: August 15, 2013

Time Requested: Consent

To: Mayor and Supervisors

From: Public Works

Subject Title: For Possible Action: To approve and authorize the Mayor to sign a Grant of Easement by the City (grantor) to Southwest Gas Corporation (grantee) for an existing underground gas pipeline west of and adjacent to Goni Road on property owned by the City, APN 005-012-03. (Jeff Sharp)

Staff Summary: Back in the early 2000's Goni Road was realigned between Hot Springs Road and Arrowhead Drive adjacent to the Carson City Airport. There was an existing gas main within the previous Goni Road alignment that is still there today. Inadvertently there was no easement retained for the existing gas main when the right of way was abandoned along the old Goni Road alignment. This Grant of Easement cures that discrepancy.

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 approve and authorize the Mayor to sign a Grant of Easement by the City (grantor) to Southwest Gas Corporation (grantee) for an existing underground gas pipeline west of and adjacent to Goni Road on property owned by the City, APN 005-012-03.

Explanation for Recommended Board Action: The City hired a surveyor to field locate the existing gas pipeline and to prepare the legal description and exhibit map referenced in the Grant of Easement.

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

Fiscal Impact: None

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: Do not approve the Grant of Easement.


Supporting Material: Grant of Easement document including Exhibits "A" and "B" showing legal description and exhibit map for the proposed easement.

Prepared By: Jeff Sharp, City Engineer




Reviewed By: 
(Public Works Director)

Date: 8-6-13


(City Manager)

Date: 8/6/13


(Finance Director)

Date: 8/6/13


(District Attorney)

Date: 8/6/13

Board Action Taken:

Motion: _____

	Aye/Nay
1) _____	_____
2) _____	_____
3) _____	_____
4) _____	_____
5) _____	_____

(Vote Recorded By)

APN # 005-012-03

Recording Requested By/Return To:
Southwest Gas Corporation
P.O. Box 1190
Carson City, Nevada 89702-1190
Att: Theresa Economy 24A-580

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239.230.



SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By Theresa Economy Approved By Diane Fitch
Sec. 4 T 15 N R 20 E Meridian Mount Diablo
County Carson City State Nevada
W.R. No. N/A W.O. No. N/A

I (We) Carson City, a consolidated municipality of the State of Nevada

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors and assigns hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A" and "B"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. N/A

W.O. No. N/A

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors and assigns, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

_____ day of _____, _____

Carson City

Grantor _____

Signature and Title

Grantor _____

Print Name and Title

ACKNOWLEDGMENT

STATE OF _____)

)

COUNTY OF _____)

On _____, before me, _____
(here insert name of the officer)

a notary public, personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

A.P.N. 005-012-03

EXHIBIT "A"
SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

Job No. 8181.003

That portion of the Northwest Quarter (NW 1/4) of Section Four (4), Township Fifteen (15) North, Range Twenty (20) East, M.D.M., Carson City, State of Nevada, described as follows:

A strip of land, 10.00 feet in width, laying 5.00 feet on both sides of the following described centerline;

BEGINNING at a point lying on the south line of Parcel 1 as shown on that certain Record of Survey for Carson City Public Works, Map No. 2455, recorded as Document Number 279045, on June 4, 2002 in the Official Records of Carson City, State of Nevada, from which the centerline intersection of Goni Road and Old Hot Springs Road as shown on said Record of Survey, being a found, non-stamped, 2 1/2" brass cap, bears South 14°52'33" East, 842.14 feet;

THENCE leaving said southerly line of Parcel 1, North 27°39'01" East, 440.86 feet to a point on the westerly Right-of-Way line of Goni Road, said point also being the **POINT OF TERMINUS** and the end of this description.

The sidelines of the above described strip of land shall be extended or shortened to begin on the southerly line of said Parcel 1 and terminate at the westerly Right-of-Way line of Goni Road.

Containing 4,409 square feet, more or less.

The **Basis of Bearings** for this description is identical to that of the said Record of Survey for Carson City Public Works, Map No. 2455.

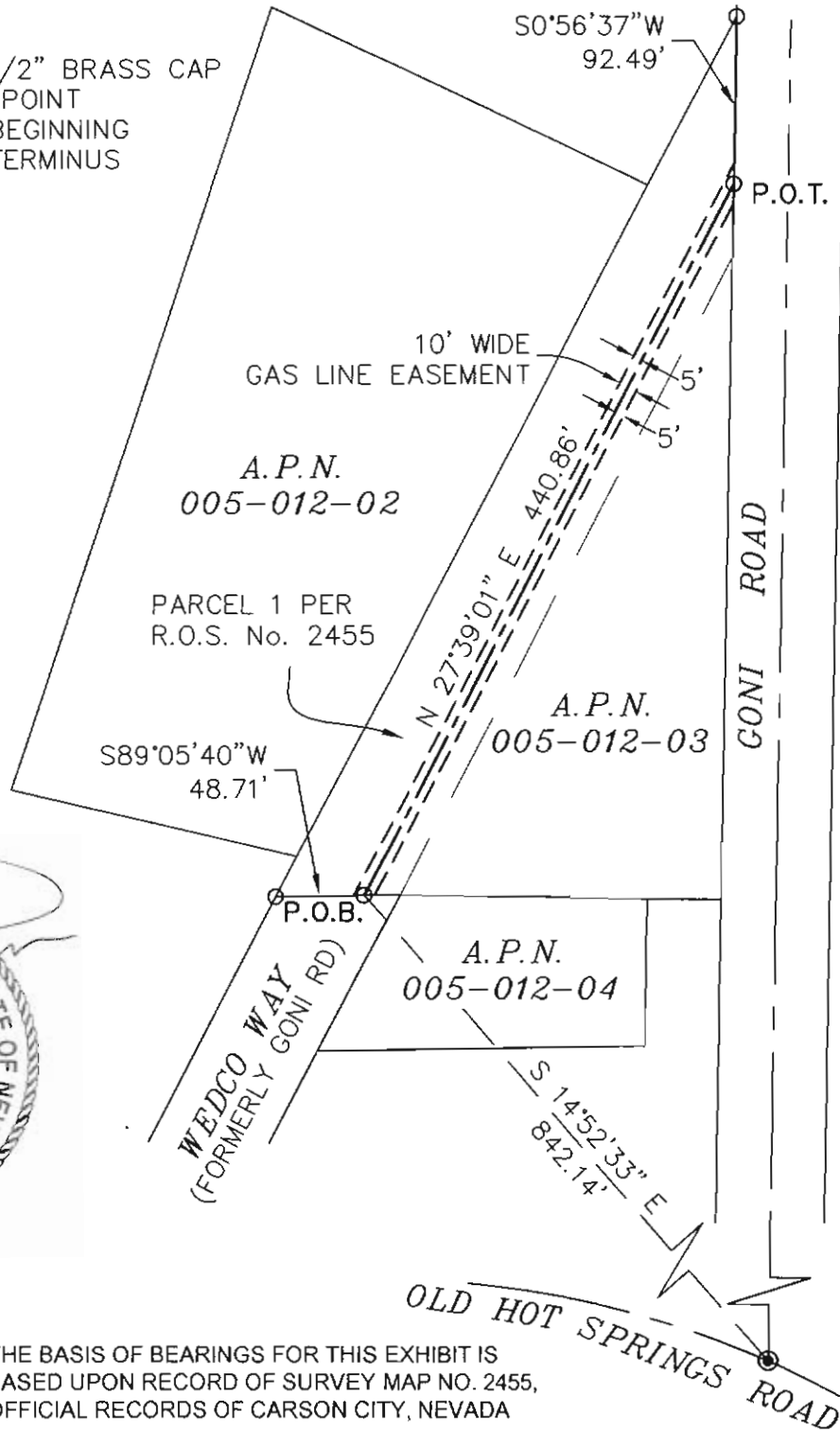
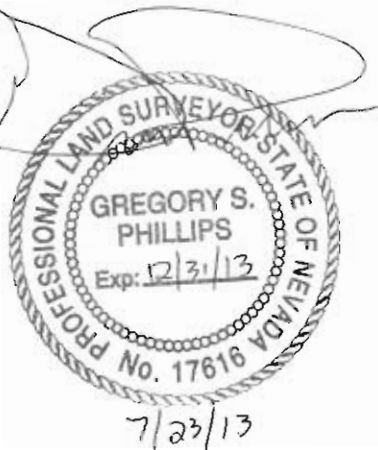
Prepared by **Lumos & Associates**
800 East College Parkway
Carson City, NV 89706

Gregory S. Phillips, P.L.S.
Nevada Certificate No. 17616



LEGEND

- ⊙ FOUND 2 1/2" BRASS CAP
- DIMENSION POINT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINUS



THE BASIS OF BEARINGS FOR THIS EXHIBIT IS BASED UPON RECORD OF SURVEY MAP NO. 2455, OFFICIAL RECORDS OF CARSON CITY, NEVADA

LUMOS & ASSOCIATES
 800 E. COLLEGE PARKWAY
 CARSON CITY, NEVADA 89708
 PH. (775) 883-7077

EXHIBIT "B"

SOUTHWEST GAS CORPORATION
 A PORTION OF PARCEL 1, PER R/S MAP No. 2455
 LYING IN THE NW 1/4 OF SECTION 4, T15N., R20E., M.D.M.

Date: MARCH 2013
 Scale: 1" = 100'
 Job No: 8181.003

CARSON CITY STATE OF NEVADA