

**City of Carson City
Agenda Report**

Date Submitted: March 20, 2014

Agenda Date Requested: April 3, 2014
Time Requested: Consent

To: Mayor and Supervisors

From: Public Works

Subject Title: For possible action: To approve the dedication of an 80-foot wide strip of right-of-way from Douglas County APN 1420-06-502-001, located on Vista Grande Boulevard, just south of the Carson City/Douglas County line. (Darren Schulz)

Staff Summary: Douglas County APN 1420-06-502-001 is a parcel owned by Carson City but located in Douglas County. The parcel is located in the southwest corner of Fuji Park. Vista Grande Boulevard currently exists within a 50-foot easement for road and utility purposes across the subject parcel. This dedication would result in a consistent 80-foot right-of-way for water system improvements and Vista Grande Boulevard in Douglas County.

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 the dedication of an 80-foot wide strip of right-of-way from Douglas County APN 1420-06-502-001, located on Vista Grande Boulevard, just south of the Carson City/Douglas County line.

Explanation for Recommended Board Action: This dedication would result in a consistent 80-foot right-of-way for Vista Grande Boulevard in Douglas County.

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

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: Do not dedicate the property.

Supporting Material:

- Grant Bargain and Sale Deed
- Legal Description of Area Offered for Dedication (Exhibit A)
- Map to Accompany Description (Exhibit B)
- Aerial Photograph Indicating Area of Dedication (Exhibit C)

Prepared By: Darren Schulz, Public Works Director



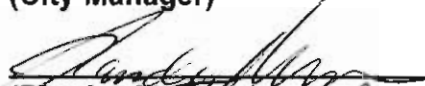
(Public Works Director)

Date: 3-25-14

Maria Woods

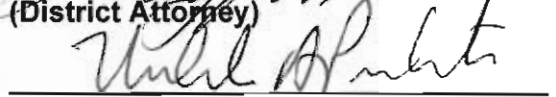
(City Manager)

Date: 3/25/14



(District Attorney)

Date: 3/25/14



(Finance Director)

Date: 3/25/14

Board Action Taken:

Motion: _____

1: _____ Aye/Nay

2: _____

(Vote Recorded By)

APN: 1420-06-502-001

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
Douglas County Department of Community Development
P.O. Box 218
Minden, Nevada 89423

The undersigned hereby affirms that this document,
including any exhibits, submitted for recording does not
contain the social security number of any person or
persons. (N.R.S. Chapter 239)

GRANT, BARGAIN, AND SALE DEED

This indenture made this _____ day of _____, 2014, between Carson City ("Grantor"), and Douglas County, a political subdivision of the State of Nevada ("Grantee"),

The Grantor dedicates, grants, bargains and sells to the Grantee, and to its assigns forever, for good and valuable consideration, the receipt of which is acknowledged, all of Grantor's interest in that certain tract, piece or parcel of land situated in and being a portion of the Northwest One-Quarter (NW ¼) of the Northeast One-Quarter (NE ¼) of Section 6, Township 14 North, Range 20 East, M.D.M. County of Douglas, State of Nevada, and more particularly described as follows:

See attached Exhibit A

together with all and singular the tenements, hereditaments and appurtenances belonging or in any way pertaining to the property, and any reversion and reversions, remainder and remainders, rents, issues and profits. A map of the real property conveyed to Grantee is attached hereto as Exhibit B and is for general reference only.

Exhibit "A"

LEGAL DESCRIPTION

APN 1420-06-502-001

AREA OFFERED FOR DEDICATION

All that certain real property situate within the Northwest One-Quarter (NW 1/4) of the Northeast One-Quarter (NE 1/4) of Section 6, Township 14 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, more particularly described as follows:

BEING the WEST 80.00 feet of that certain parcel shown as Parcel 13-210-01 on Record Survey Document No. 489613 filed on April 10, 2000 in the official records of Douglas County Nevada.

CONTAINING: 30,502 square feet, more or less.

BASIS OF BEARINGS

Identical to that of Record Survey Document No. 489613 filed on April 10, 2000 in the official records of Douglas County Nevada.

See Exhibit "B", map to accompany legal description, attached hereto and made a part hereof.

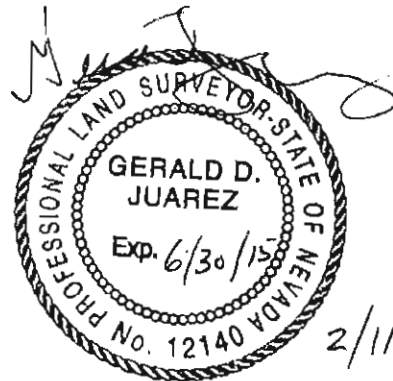
SURVEYOR'S CERTIFICATE

I hereby certify that the attached legal description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Gerald D. Juarez, PLS
Nevada PLS 12140
For and on behalf of



3476 EXECUTIVE POINTE WAY, SUITE 12
CARSON CITY, NEVADA 89706
(775) 882-5630



2/11/14

EXHIBIT "B"


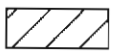

DEPICTING AN AREA FOR RIGHT-OF-WAY DEDICATION
 APN 1420-06-502-001

APN 009-303-02
 CITY OF CARSON

N 1/4 CORNER
 SEC. 6

31 32
 6 5

LEGEND

-  SUBJECT PROPERTY LINE
-  RIGHT-OF-WAY AREA
-  ADJACENT PROPERTY



50' WIDE ACCESS
 EASEMENT PER
 DOC. 17174

APN
 1420-006-101-001
 BIA-WASHOE TRIBE
 OF NV & CA

80.00' WIDE

APN 1420-06-502-001
 CARSON CITY
 PARCEL 13-210-01
 PER ROS DOC. 489613

AREA OF DEDICATION
 (30,502 S.F.±)

SITUATE IN THE NW
 1/4 OF THE NE
 1/4 OF SEC. 6,
 T14N, R20E, MDM

BASIS OF BEARINGS:
 IDENTICAL TO THAT OF
 RECORD OF SURVEY
 DOCUMENT NO. 489613,
 OFFICIAL RECORDS OF
 DOUGLAS COUNTY,
 NEVADA.

NOTE:
 THIS ILLUSTRATION IS
 INTENDED ONLY TO DEPICT
 THE ACCOMPANYING LEGAL
 DESCRIPTION AND DOES NOT
 REPRESENT A MONUMENTED
 LAND SURVEY.

APN 1420-06-502-017
 CLEAR CREEK PLAZA LLC
 VISTA GRANDE BLVD.

AREA OF DEDICATION

DOUGLAS COUNTY, NEVADA

MAP TO ACCOMPANY DESCRIPTION

PROJ. MOR. RB
 DRAWN BY. JJ
 DATE. 1/16/14
 SCALE. 1" = 60'



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SHEET
1 of 1
70426
CCCN15



Map Elements


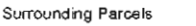

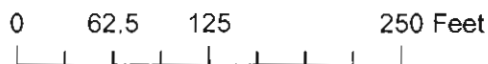
-  Douglas ROW Dedication
-  Surrounding Parcels
-  County Boundary
- 2013 4" Color Imagery



Exhibit C

**Right-Of-Way Dedication
Douglas Co**



The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.