

**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 right-of-way from APN 009-303-02, located on Vista Grande Boulevard, just south of Old Clear Creek Road. (Darren Schulz)

**Staff Summary:** APN 009-303-02 is a parcel owned by Carson City Parks Department. The parcel is located in the northwest corner of Fuji Park, in Carson City. Vista Grande Boulevard currently exists within a 50-foot access easement across the subject parcel. This dedication would create right-of-way to contain water system improvements as well as Vista Grande Boulevard. The width on the southern end at the county line would be consistent with the 80-foot right of way for 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 right-of-way from APN 009-303-02, located on Vista Grande Boulevard, just south of Old Clear Creek Road.

**Explanation for Recommended Board Action:** This dedication creates right-of-way for Vista Grande Boulevard as well as water system improvements.

**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:**

- Dedication of Land for Right-of-Way Purposes
- Legal Description of Area Offered for Dedication (Exhibit A)
- Map to Accompany Description (Exhibit A-1)
- Aerial Photo of Property and vicinity (Exhibit B)

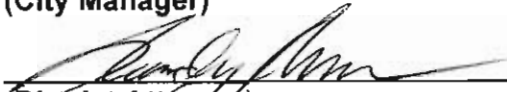
Prepared By: Darren Schulz, Public Works Director

  
(Public Works Director)

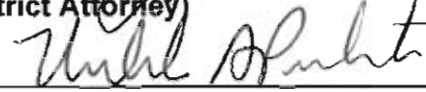
Date: 3-25-14

Marena@WORKS  
(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)

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

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APN#: 009-303-02

FROM: CARSON CITY, NEVADA

TO: CARSON CITY, NEVADA

A PORTION OF THE SW ¼ of SE ¼ of SEC. 31, T. 15,N., R. 20E.,  
M.D.M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND SHOWN ON THE PLAT ATTACHED HERETO AS EXHIBIT "A-1".

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

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Robert L Crowell  
Mayor of Carson City

State of \_\_\_\_\_)

County of \_\_\_\_\_) ss


This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, by

\_\_\_\_\_.

WITNESS my hand and seal

\_\_\_\_\_  
Notary Public

CITY:  
REVIEWED AND RECOMMENDED BY:

  
\_\_\_\_\_  
Darren Shulz, P.E., Public Works Director

3-25-14  
Date

APPROVED FOR LEGALITY AND FORM:

  
\_\_\_\_\_  
Carson City District Attorney

3/25/14  
Date

APPROVED:

\_\_\_\_\_  
Robert Crowell, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder

\_\_\_\_\_  
Date

**Exhibit "A"**

**LEGAL DESCRIPTION**

**APN 009-303-02**

**AREA OFFERED FOR DEDICATION**

All that certain real property situate within the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section 31, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, more particularly described as follows:

**BEGINNING** at the South One-Quarter Corner (S 1/4 Cor) of said Section 31;

**THENCE** departing said S 1/4 Cor and along the center of said Section 31, North 00°59'02" East, 263.44 feet to the southerly right-of-way of Old Creek Road (width varies);

**THENCE** departing said center section line and along said southerly right-of-way, North 65°30'49" East, 183.07';

**THENCE** departing said southerly right-of-way, and along the following eight (8) courses:

1. South 25°06'35" East, 15.83 feet to the beginning of a tangent curve to the right;
2. 55.32 feet along the arc of a 239.00 foot radius through a central angle of 13°15'41" to the beginning of a compound curve;
3. 46.33 feet along the arc of a 82.50 foot radius curve through a central angle of 32°10'44" to the beginning of a reverse curve;
4. 19.37 feet along the arc of a 67.50 foot radius curve through a central angle of 16°26'24" to the beginning of a reverse curve;
5. 143.66 feet along the arc of a 227.00 foot radius curve through a central angle of 36°15'34";
6. South 40°09'00" West, 54.40 feet to the beginning of a tangent curve to the left;
7. 34.95 feet along the arc of a 175.00 foot radius curve through a central angle of 11°26'29";
8. South 01°00'31" West, 7.81 feet to the south line of the aforementioned Section 31;

**THENCE** along said south line, North 89°16'45" West, 80.00 feet to the POING OF BEGINNING.

**CONTAINING:** 47,815 square feet, more or less.

**BASIS OF BEARINGS**

The Basis of Bearing for this description is North American Datum of 1983 as based on Federal Base Network/Cooperative Base Network observations in 1994 (also known as N.A.D. 83/94), Nevada State Plane West Zone as determined with real time kinematic GPS observations made June 15, 2010 with corrections transmitted by regional base network continuously operating reference station DOT1. Bearings and Distances hereon reflect grid coordinates multiplied by a combined grid to ground factor of 1.0002 (also known as Carson City Modified).

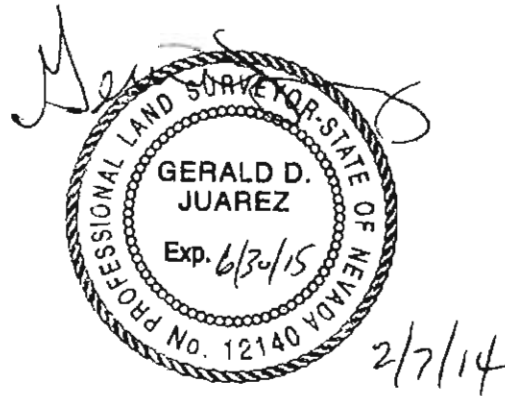
*See Exhibit "A-1", map to accompany description, attached hereto and made a part hereof.*

**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





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

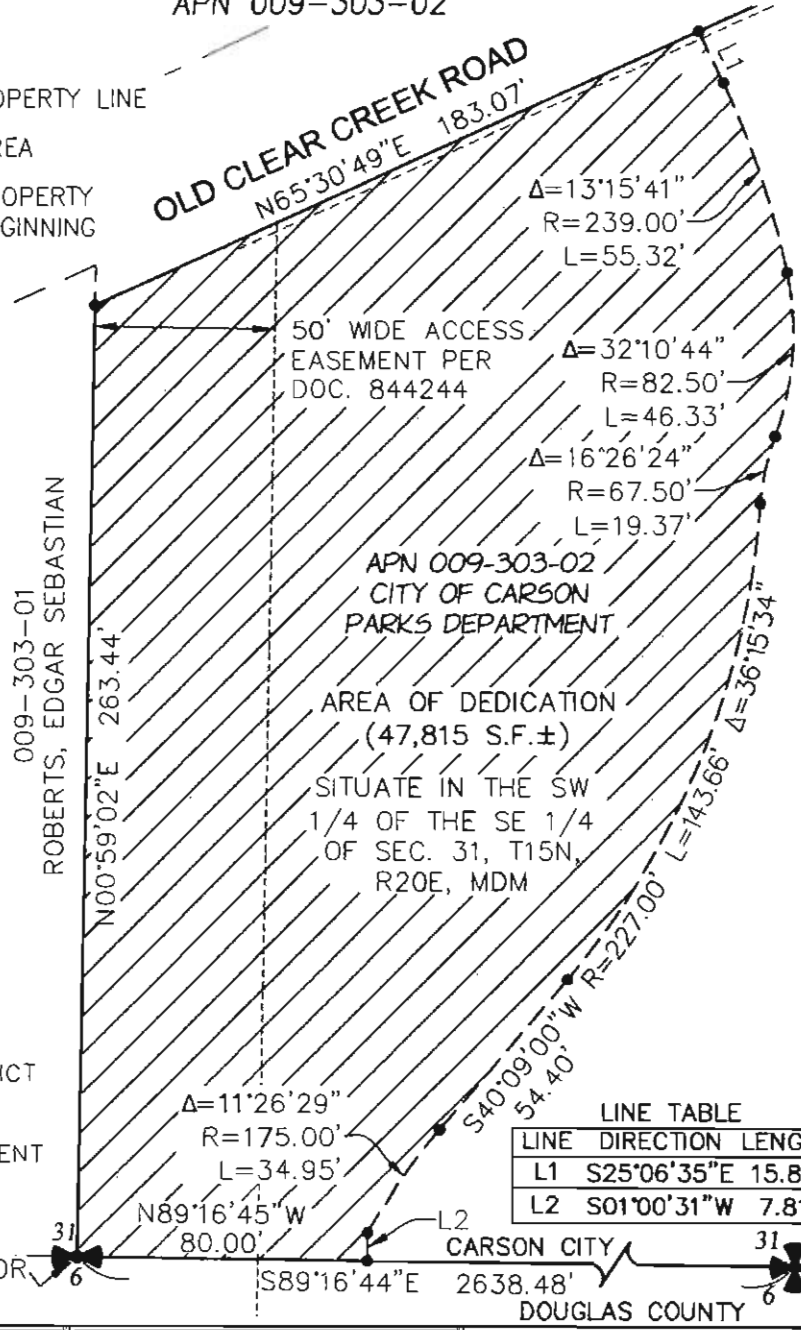


# EXHIBIT "A-1"

DEPICTING AN AREA OFFERED FOR DEDICATION:  
APN 009-303-02

## LEGEND

-  SUBJECT PROPERTY LINE
-  EASEMENT AREA
-  ADJACENT PROPERTY
-  P.O.B. POINT OF BEGINNING



BASIS OF BEARINGS:  
NAD 83 / 94  
NEVADA WEST ZONE

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

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S25°06'35"E	15.83'
L2	S01°00'31"W	7.81'

**AREA OF DEDICATION**      **CARSON CITY, NEVADA**      **MAP TO ACCOMPANY DESCRIPTION**

PROJ. NO. **RB**  
DRAWN BY: **JJ**  
DATE: **1/16/14**  
SCALE: **1" = 100'**






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SHEET  
**1 of 1**  
**70428**  
**CCCCN15**



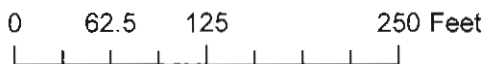
**Map Elements**

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



**Exhibit B**

**Right-Of-Way Dedication  
Carson City**



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, resurvey, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.