

**City of Carson City  
Agenda Report**

**Date Submitted:** August 8, 2015

**Agenda Date Requested:** August 20, 2015  
**Time Requested:** 5 minutes

**To:** Mayor and Supervisors

**From:** Public Works Department

**Subject Title:** For Possible Action: To accept the dedication of right-of-way from APN 002-441-12, located at the northwest corner of the intersection of US Highway 50 and State Street. (Daniel Rotter)

**Staff Summary:** The Public Works staff is requesting that the Board of Supervisors accept this dedication. APN 002-441-12 is a parcel owned by Sonnia Egge, a married woman as her sole and separate property, as to an undivided 40% interest and Martana Maurin, an unmarried woman, as to an undivided 40% interest, as tenants in common, and Gladys L. Pederson and Eric D. Pederson, Trustees of the Gladys Pederson Revocable Trust created U/D/T dated March 31, 1994, F/B/O Gladys L. Pederson, as to an undivided 20% interest. The parcel is located at the northwest corner of the intersection of US Highway 50 and State Street. This right-of-way accommodates the curb return at this location.

**Type of Action Requested:** (check one)

Resolution                       Ordinance  
 Formal Action/Motion         Other (No Action)

**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 002-441-12, located at the northwest corner of the intersection of US Highway 50 and State Street.

**Explanation for Recommended Board Action:** This dedication creates right-of-way necessary to accommodate the curb return located at the northwest corner of the intersection of US Highway 50 and State Street.

**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 Dedication (Area, Exhibit "A")
- Map depicting dedicated area (Exhibit A-1)

**Prepared By:** Ruth Borrelli, Real Property Manager

**Reviewed By:** *DEM Brubette* Date: 8/11/15  
(Public Works Director)  
*Rich Mann* Date: 8/11/15  
(City Manager)  
*[Signature]* Date: 8/11/2015  
(District Attorney)  
*Nancy Palmer* Date: 8/11/15  
(Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**A.P.N.:**  
**002-441-12**

Mail Tax Statements to:  
Pederson, Gladys Trust Et al, c/o Jack Brower  
4783 Hwy 50 East  
Carson City, NV 89706

When Recorded, return to:  
Wood Rodgers, Inc.  
5440 Reno Corporate Drive  
Reno, NV 89511

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

THIS DEDICATION OF LAND FOR PUBLIC RIGHT OF WAY PURPOSE, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between **SONNIA EGGE**, a married woman as her sole and separate property, as to an undivided 40% interest and **MARTANA MAURIN**, an unmarried woman, as to an undivided 40% interest, as tenants in common, and **GLADYS L. PEDERSON and ERIC D. PEDERSON**, Trustees of **THE GLADYS PEDERSON REVOCABLE TRUST** created U/D/T dated March 31, 1994, F/B/O Gladys L. Pederson, as to an undivided 20% interest, hereinafter called "GRANTOR", and **CARSON CITY**, Consolidated Municipality and State Capital of the State of Nevada, hereinafter referred to as "GRANTEE".

**WITNESSETH:**

That the GRANTOR, do by these presents dedicate unto the GRANTEE to its assigns forever, all that certain tract, piece or parcel of land situate in the Carson City, State of Nevada, and more particularly described and depicted in the exhibits attached hereto and by this reference made a part hereof.

TOGETHER WITH, all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the premises together with the appurtenances, unto the said GRANTEE and to its assigns, forever.

**IN WITNESS WHEREOF, GRANTOR** has caused these presents to be executed the day and year first above written.

**GRANTOR:**

**SONNIA EGGE**, a married woman as her sole and separate property  
As to an undivided 40% interest

By: *Sonia P. Egge*  
Sonia Egge,

A NOTARY PUBLIC OR OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

State Of California )  
County Of Sacramento )

On July 24, 2015, Before Me, Elizabeth R. Kim

A Notary Public, Personally Appeared Sonia P. Egge

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 California that the foregoing is true and correct

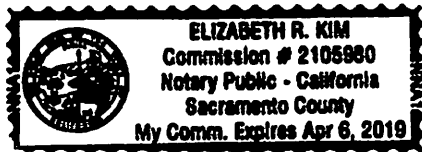
Witness My Hand: *Elizabeth R. Kim*

Printed Name: Elizabeth R. Kim

County Of: Sacramento


My Commission Expires: April 6, 2019

My Commission No.: 2105980



**GRANTOR:**

**MARTANA MAURIN**, an unmarried woman  
As to an undivided 40% interest

By:   
Martana Maurin,

STATE OF NEVADA

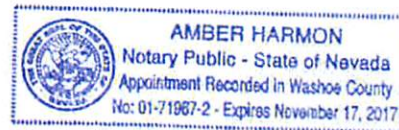
S.S.

COUNTY OF Washoe

On this 21<sup>st</sup> day of July, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Martana Maurin, an unmarried woman, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

  
NOTARY PUBLIC



**GRANTOR:**

**THE GLADYS PEDERSON REVOCABLE TRUST,**

Created U/D/T dated March 31, 1994,

F/B/O Gladys L. Pederson,

as to an undivided 20% interest

By: 

Eric D. Pederson, Trustee,

STATE OF NEVADA

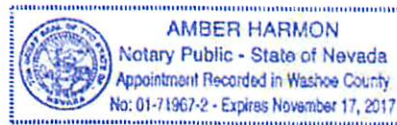
S.S.

COUNTY OF Washoe

On this 21<sup>st</sup> day of July, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Eric D. Pederson, Trustee of THE GLADYS PEDERSON REVOCABLE TRUST, created U/D/T dated March 31, 1994, F/B/O Gladys L. Pederson, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

  
NOTARY PUBLIC



**GRANTEE:**

**CARSON CITY NEVADA  
Consolidated Municipality and State Capital**

By: \_\_\_\_\_  
    **ROBERT CROWELL**  
    **Mayor**

Date: \_\_\_\_\_

Attest:  
  
\_\_\_\_\_  
City Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION DEDICATION AREA**

**DEDICATION AREA**

All that certain real property situate within the Northeast One-Quarter (NE 1/4) of Section Seventeen (17) Township Fifteen (15) North, Range Twenty (20) East, Mount Diablo Base and Meridian, Carson City, State of Nevada, being a portion of Parcel D as shown on the Parcel Map for Bjarne Pederson, File No. 70335 in Book 3, Page 573 of Maps, recorded May 4, 1977 in the Official Records of Carson City, Nevada, being more particularly described as follows:

**BEGINNING** at the Southeast corner of said Parcel D also being on the intersection of the West right-of-way of State Street and the North right-of-way of US Highway 50 being the beginning of a non-tangent curve to the right;

**THENCE** along said North right-of-way and the South boundary of said Parcel D, from a tangent which bears South 73°09'38" West, 10.15 feet along the arc of a 7925.00 foot radius curve through a central angle of 00°04'24" to the beginning of a non-tangent curve to the left;

**THENCE** departing said North right-of-way and South Boundary, from a tangent which bears North 73°14'02" East, 15.77 feet along the arc of a 10.00 foot radius curve through a central angle of 90°21'02" to the aforementioned West right-of-way of State Street and the East boundary of said Parcel D being the beginning of a non-tangent curve to the left;

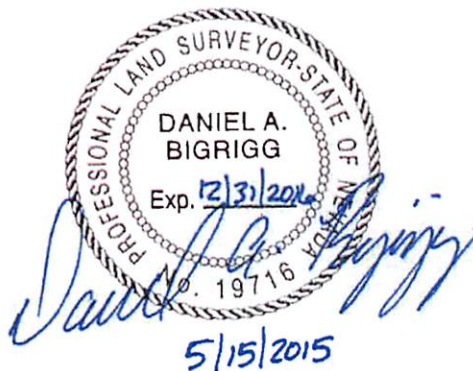
**THENCE** along said common boundary, from a tangent which bears South 17°07'00" East, 2.94 feet along the arc of a 280.00 foot radius curve through a central angle of 00°36'07";

**THENCE** continuing along said common boundary, South 17°43'07" East, 7.11 feet to the **POINT OF BEGINNING**.

Containing 22 square feet of land more or less.

The Basis of Bearings for this description is the Ground Bearing of North 48°31'02" West between Carson City GPS Monuments "CC020" & "CC084" based on the Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994, High Accuracy Reference Network (NAD 83/94-HARN).

Prepared by:  
Wood Rodgers, Inc.  
5440 Reno Corporate Dr.  
Reno, NV 89511



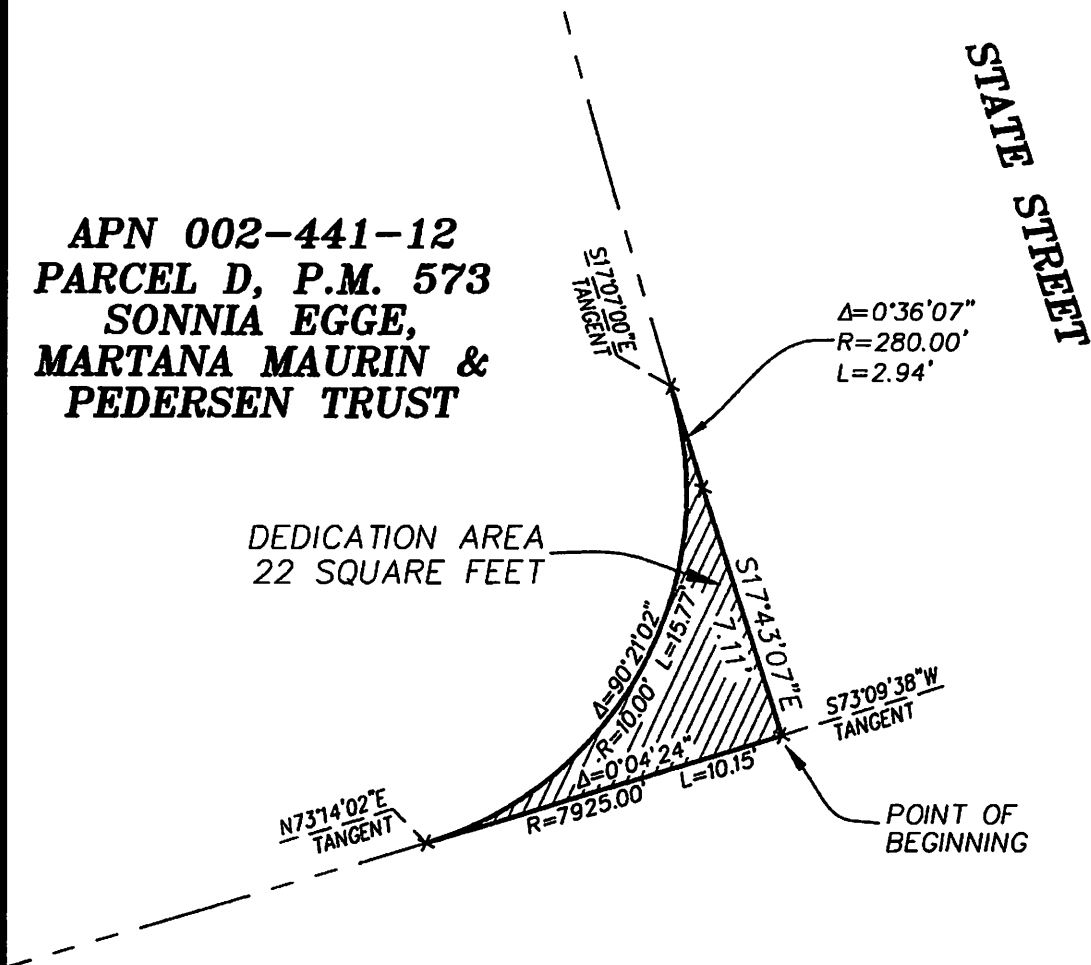
\_\_\_\_\_  
Daniel A. Bigrigg, P.L.S.  
Nevada Certificate No. 19716



**EXHIBIT A-1**  
 PLAT TO ACCOMPANY  
 DESCRIPTION

DEDICATION AREA  
 APN 002-441-12  
 PORTION OF THE NE 1/4 OF SECTION 17  
 T. 15 N., R. 20 E., M.D.M.  
 CARSON CITY NEVADA

APN 002-441-12  
 PARCEL D, P.M. 573  
 SONNIA EGGE,  
 MARTANA MAURIN &  
 PEDERSEN TRUST



US HIGHWAY 50



**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS

SHEET 1 OF 1  
 JOB NO. 3146.002

SCALE: 1" = 5'

5440 Reno Corporate Drive  
 Reno, NV 89511

Tel 775.823.4068  
 Fax 775.823.4066