



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** June 16, 2016

**Staff Contact:** Stephanie Hicks, Real Property Manager

**Agenda Title:** For Possible Action: To accept the dedication of right-of-way from APN 007-401-66, APN 007-401-37, and APN 007-401-38 also known as Chelsea Place, Bedford Way, and Waterford Place, and the dedication of open space from APN 007-402-26 located adjacent to Kings Canyon Road, all within the Long Ranch Estates Planned Unit Development. (Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** The subject parcels are located within the Long Ranch Estates Planned Unit Development which was approved in November 1992. All of these parcels were offered for dedication during recordation of subsequent phases of the final maps. However, the offers of dedication were not accepted at that time.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 10 minutes

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## **Proposed Motion**

Move to accept the dedication of right-of-way from APN 007-401-66, APN 007-401-37, and APN 007-401-38 also known as Chelsea Place, Bedford Way, and Waterford Place, and the dedication of open space from APN 007-402-26 located adjacent to Kings Canyon Road, all within the Long Ranch Estates Planned Unit Development.

## **Board's Strategic Goal**

Efficient Government

## **Previous Action**

November 19, 1992. Tentative Map was approved and accepted by the Carson City Board of Supervisors.

August 16, 2001. Action to accept an improvement agreement between Carson City and J.S. Devco regarding the construction of public improvements related to PUD Long Ranch Estates Phase 6, known as a portion of Assessor's Parcel No. 007-401-05.

## **Background/Issues & Analysis**

The Tentative Map for the Long Ranch Estates Planned Unit Development was approved by the Board of Supervisors in 1992. Following the approval, Final Maps were submitted for subsequent phases of the development. APN 007-401-37 and APN 007-401-38 were offered for dedication on the Phase 5 Final Map in April 2000. APN 007-402-26 was offered for dedication to Carson City on the Final Map for Phase 3 in October 2000. APN 007-401-66 was offered for dedication on the Phase 6 Final Map in August 2001.

While the dedication of these roads and the open space parcel were never formally accepted, Carson City has already assumed maintenance.

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 278.390 Title to dedicated property passes when final map recorded; offer of dedication may remain open.

Carson City Municipal Code 17.09.105 - Common Open Space and other common properties - Dedication or organization of ownership.

**Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

Do not accept the dedication of right-of-way from APN 007-401-66, APN 007-401-37, and APN 007-401-38 also known as Chelsea Place, Bedford Way, and Waterford Place, and the dedication of open space from APN 007-402-26 located adjacent to Kings Canyon Road, all within the Long Ranch Estates Planned Unit Development.

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

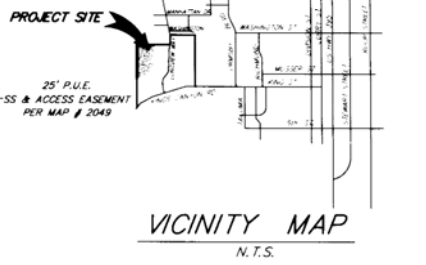
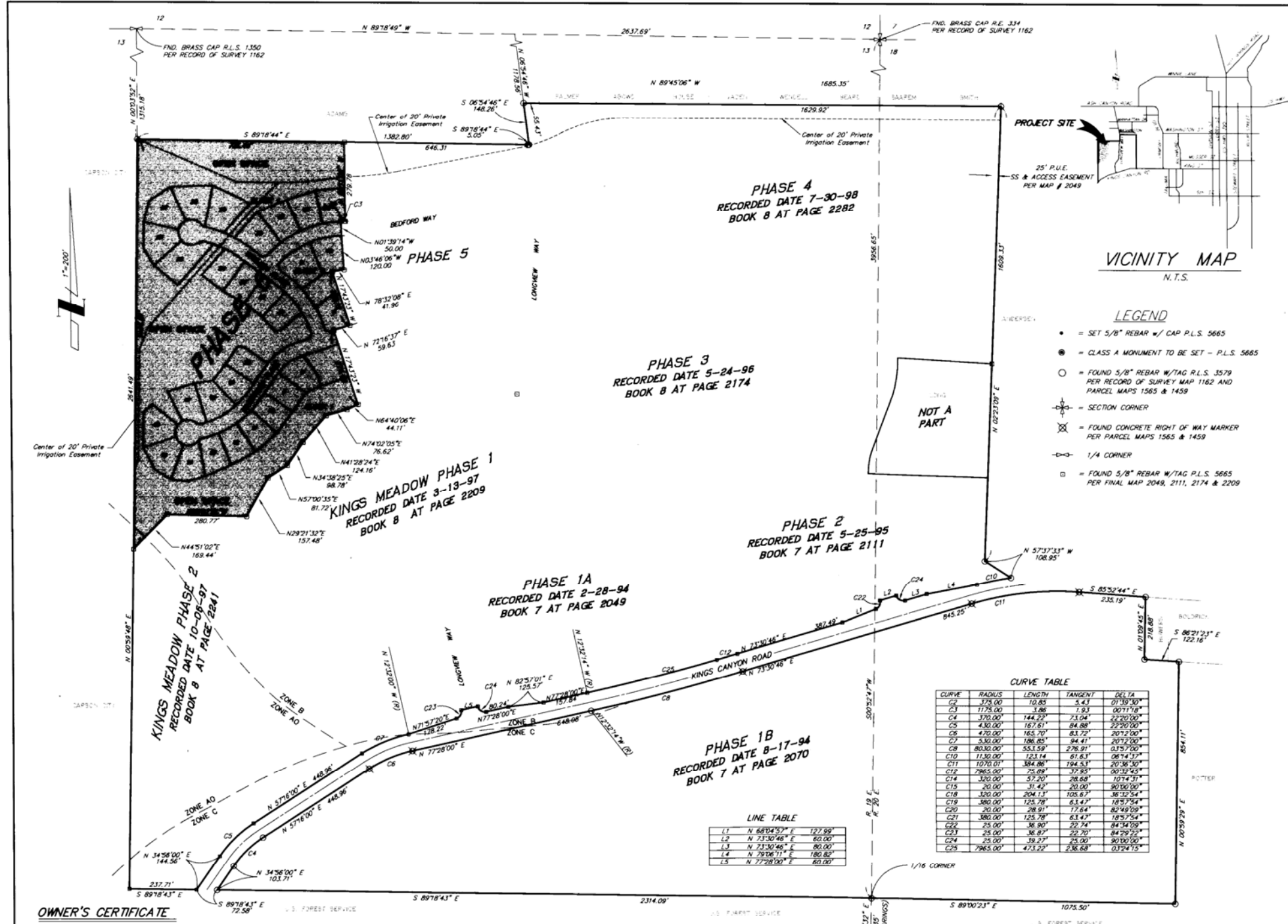
2420-A

Final Map P.L.S.  
DRAWING NUMBER  
Long Ranch Estates  
P.H. 6  
PLAN HOLD CORPORATION - RENO, CALIFORNIA  
RECORD BY NUMBER 0248

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



LEGEND

- = SET 5/8" REBAR w/ CAP P.L.S. 5665
- = CLASS A MONUMENT TO BE SET - P.L.S. 5665
- = FOUND 5/8" REBAR w/TAG P.L.S. 3579 PER RECORD OF SURVEY MAP 1162 AND PARCEL MAPS 1565 & 1459
- ⊕ = SECTION CORNER
- ⊗ = FOUND CONCRETE RIGHT OF WAY MARKER PER PARCEL MAPS 1565 & 1459
- ⊙ = 1/4 CORNER
- = FOUND 5/8" REBAR w/TAG P.L.S. 5665 PER FINAL MAP 2049, 2111, 2174 & 2209

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C2	375.00	10.85	5.43	07°39'30"
C3	1175.00	1.86	1.93	00°11'18"
C4	370.00	144.27	73.04	22°20'00"
C5	430.00	167.61	84.88	22°20'00"
C6	470.00	165.70	83.27	20°17'00"
C7	530.00	186.85	94.41	20°17'00"
C8	8030.00	553.59	276.91	07°57'00"
C10	1130.00	123.14	61.63	08°14'30"
C11	1070.00	384.86	194.53	20°36'30"
C12	2965.00	75.89	37.93	06°37'43"
C14	320.00	57.20	28.68	10°14'35"
C15	20.00	31.42	20.00	90°00'00"
C18	320.00	204.11	108.67	36°32'54"
C19	380.00	123.78	63.47	18°57'54"
C20	20.00	28.91	17.64	82°48'09"
C21	380.00	125.78	63.47	18°57'54"
C22	25.00	36.90	22.74	84°34'09"
C23	25.00	36.97	22.70	84°34'09"
C24	25.00	39.37	23.00	90°00'00"
C25	2965.00	473.22	236.68	03°24'15"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 68°04'57" E	127.99
L2	N 73°30'48" E	60.00
L3	N 73°30'48" E	80.00
L4	N 79°06'11" E	180.60
L5	N 77°28'00" E	60.00

COMMUNITY DEVELOPMENT AND PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS ON THE 19TH DAY OF NOVEMBER, 1992 AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED. THE FINAL PLAT OF THE P.U.D. SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE 14th DAY OF August, 2001.

*[Signature]* 8/14/01  
COMMUNITY DEVELOPMENT DIRECTOR DATE  
*[Signature]* 8/13/01  
PLANNING COMMISSION CHAIRMAN DATE

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TAXES HAVE BEEN PAID FOR FISCAL YEAR 2002.

*[Signature]* 8/14/01  
DATE

SURVEYOR'S CERTIFICATE

- I, HARLAN K. KING, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
- 1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF J.S. DEVCO.
  - 2.) THE LANDS SURVEYED LIE WITHIN THE EAST 1/2 OF SECTION 13, T.15 N., R.19 E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 4-15-01.
  - 3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
  - 4.) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 6-16-01 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP HAS BEEN APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

*[Signature]* 6-5-01  
DIVISION OF WATER RESOURCES DATE

UTILITY COMPANY APPROVALS

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

*[Signature]* 5-9-01 DATE  
SIERRA PACIFIC POWER CO.

*[Signature]* 5/23/01 DATE  
NEVADA BELL

*[Signature]* 5-10-01 DATE  
SOUTHWEST GAS CORP.

*[Signature]* DATE  
LARRY GIMAN

CLERK/RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF J.S. DEVCO ON THIS 14th DAY OF August, 2001 AT 3:11 PM. PAST 3 P.M. IN BOOK 9 PAGE 2420 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: \$165.50  
FILE No.: 265539

*[Signature]*  
CLERK/RECORDER

TOTAL P.U.D. AREA PHASE 6 = 20.792 acres

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT J.S. DEVCO LIMITED PARTNERSHIP IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278A, THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY WILL BE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. A SEPARATE INSTRUMENT WILL BE RECORDED TO ACCEPT THIS OFFER OF DEDICATION WITHIN 3 MONTHS OF RECORDING DATE OF THIS PLAT. ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. I DECLARE THAT I EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME. I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

*[Signature]* 5/15/01 DATE  
JOHN C. SERPA  
GENERAL PARTNER

STATE OF NEVADA }  
CARSON CITY } SS

THIS INSTRUMENT WAS SIGNED BEFORE ME ON THIS 15th DAY OF May, 2001, BY JOHN C. SERPA AS GENERAL PARTNER OF J.S. DEVCO.

*[Signature]* 05-15-01 DATE  
NOTARY PUBLIC

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE P.U.D. SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278A.010 TO 278A.590 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

*[Signature]* 8/10/01 DATE  
CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF N.R.S. 278A.010 TO 278A.590 INCLUSIVE AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THE 19TH DAY OF NOVEMBER, 1992.

*[Signature]* ATTEST CITY CLERK  
*[Signature]* BY ATTORNEY

HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

*[Signature]* 8/21/01 DATE  
HEALTH DIVISION

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE DEVELOPERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDER OF THE LANDS SHOWN HEREON.

*[Signature]* DATE  
TITLE COMPANY

FINAL MAP  
OF  
LONG RANCH ESTATES  
PHASE 6  
A PLANNED UNIT DEVELOPMENT FOR  
J. S. DEVCO LIMITED PARTNERSHIP  
A NEVADA LIMITED LIABILITY COMPANY  
CARSON CITY, NEVADA

HK HARLAN KING & ASSOCIATES  
LAND SURVEYING  
P.O. BOX 70098 • RENO, NV. 89570 • (775)852-1777

2420-A

2420-B

Final map PUD  
DRAWING NUMBER  
Long Ranch Estates  
PH 6

DRAWING NUMBER

DRAWING NUMBER

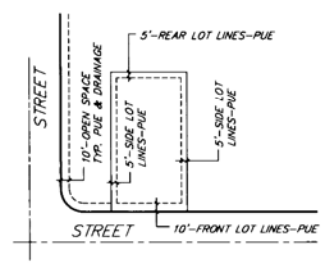
DRAWING NUMBER

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA  
REGISTERED BY NUMBER 07548

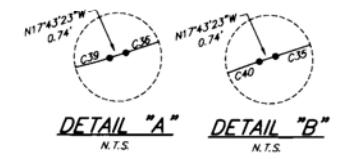
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	3.86	175.00	1.92	0.07178
C2	10.85	375.00	5.43	0.13920
C3	78.03	375.00	39.16	1.75521
C4	324.63	350.00	175.05	5.32836
C5	81.23	375.00	40.77	1.22458
C6	81.64	375.00	40.98	1.22825
C7	84.71	375.00	42.13	0.94742
C8	294.15	375.00	155.11	4.43632
C9	243.91	325.00	128.02	4.31002
C10	126.86	325.00	64.14	2.21946
C11	112.25	325.00	59.27	2.04016
C12	34.39	20.00	21.20	0.82924
C13	29.13	20.00	17.84	0.72731
C14	200.84	350.00	101.27	3.25242
C15	187.85	375.00	85.36	2.53845
C16	139.80	325.00	71.00	2.43846
C17	56.74	375.00	28.17	0.83536
C18	41.78	375.00	20.90	0.62249
C19	69.85	375.00	35.03	1.04020
C20	60.71	325.00	30.44	1.04210
C21	42.40	325.00	21.23	0.72828
C22	36.69	325.00	18.37	0.62808
C23	14.90	20.00	7.81	0.24048
C24	17.61	20.00	9.42	0.26741
C25	21.13	45.00	13.57	0.27250
C26	68.38	45.00	42.75	0.70344
C27	42.00	45.00	22.67	0.53284
C28	42.00	45.00	22.67	0.53284
C29	61.35	45.00	36.51	0.80630
C30	216.34	350.00	111.79	3.25242
C31	200.89	325.00	101.27	3.25242
C32	231.80	375.00	119.74	3.52458
C33	73.31	375.00	36.77	1.17206
C34	84.26	375.00	42.31	1.25228
C35	74.22	375.00	37.23	1.12024
C36	77.13	325.00	38.75	1.13534
C37	91.21	325.00	45.91	1.20447
C38	32.55	325.00	16.29	0.64472
C39	31.42	20.00	20.00	0.90000
C40	31.42	20.00	20.00	0.90000
C41	131.21	200.00	68.07	3.73522
C42	142.61	225.00	75.57	3.72522
C43	114.81	175.00	58.56	3.71522
C44	132.81	225.00	68.40	3.74922
C45	106.72	175.00	55.08	3.45624
C46	8.09	175.00	4.05	0.23838
C47	14.81	225.00	4.1	0.34678
C48	274.88	350.00	146.00	4.22120
C49	205.30	275.00	107.74	4.24724
C50	250.47	325.00	131.83	4.43926
C51	62.64	275.00	31.45	1.03101
C52	120.50	275.00	61.23	2.03622
C53	22.24	275.00	11.13	0.43801
C54	44.21	325.00	22.14	0.74741
C55	72.35	325.00	36.32	1.24578
C56	72.35	325.00	36.32	1.24578
C57	81.56	325.00	40.87	1.03170
C58	17.89	20.00	8.59	0.31745
C59	14.71	20.00	7.71	0.28209
C60	11.53	20.00	5.93	0.21209
C61	3.19	20.00	1.60	0.06740
C62	213.65	45.00	127.02	2.72022
C63	58.20	45.00	33.97	0.81051
C64	40.00	45.00	21.43	0.62546
C65	44.51	45.00	24.27	0.64078
C66	20.17	45.00	10.26	0.34044
C67	50.78	45.00	28.48	0.64391
C68	314.50	350.00	168.76	5.12926
C69	10.13	350.00	5.07	0.13930

LEGEND

- = CLASS A MONUMENT TO BE SET - P.L.S. 5665
- ⊙ = FOUND CLASS A MONUMENT SET - P.L.S. 5665
- = SET 5/8 REBAR W/CAP - P.L.S. 5665
- = FOUND 5/8" REBAR W/TAG P.L.S. 5665, PER FINAL MAPS 2049 & 2209
- = CALCULATED POINT - NOTHING FOUND OR SET
- (R) = RADIAL BEARING



TYPICAL P.U.E. & DRAINAGE DETAIL  
N.T.S.



NOTES

- FOR BASIS OF BEARINGS - SEE SHEET 1 OF 2.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- A GRADING PLAN WHICH CONFORMS TO THE P.U.D. MASTER GRADING PLAN SHALL BE SUBMITTED FOR EACH INDIVIDUAL LOT BY THE LOT DEVELOPER TO CARSON CITY DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- ALL AREAS DISTURBED DURING DEVELOPMENT ACTIVITIES SHALL BE TEMPORARILY STABILIZED DURING THE CONSTRUCTION PERIOD AND PERMANENTLY STABILIZED BEFORE COMPLETION OF THE CONSTRUCTION PERIOD. ALL DISTURBED AREAS WILL BE REPLANTED WITH NATIVE AND/OR ADAPTED VEGETATION SPECIES.
- BUILDING PERMITS FOR INDIVIDUAL LOTS ARE SUBJECT TO THE CARSON CITY GROWTH MANAGEMENT ORDINANCE.
- DRAINAGE & ACCESS EASEMENTS FOR THE CONSTRUCTION & MAINTENANCE OF DRAINAGE FACILITIES ARE HEREBY GRANTED OVER ALL OPEN SPACE.

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WELLS FARGO BANK, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAN.

*Pat Greathouse* 01/14/10  
DATE  
PAT GREATHOUSE  
RELATIONSHIP MANAGER

STATE OF CALIFORNIA } 55  
COUNTY OF CONTRA COSTA }

ON THIS 14th DAY OF JANUARY, 2010, BEFORE ME, J. S. DEVCO, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED *Pat Greathouse*, WHOSE IDENTITY I AM PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE: *John A. Roth*  
MY COMMISSION EXPIRES: Dec 27, 2009  
COMM# 1206223

TOTAL LOTS = 29 (7.786 ACRES)  
OPEN SPACE = 11.027 ACRES  
STREET AREA = 86,194 SQ. FT.  
TOTAL AREA = 20.792 ACRES

FINAL MAP  
OF  
LONG RANCH ESTATES  
PHASE 6  
A PLANNED UNIT DEVELOPMENT FOR  
J.S. DEVCO LIMITED PARTNERSHIP  
A NEVADA LIMITED LIABILITY COMPANY  
CARSON CITY, NEVADA

**HK HARLAN KING & ASSOCIATES**  
LAND SURVEYING  
P.O. BOX 70098 • RENO, NV. 89670 (775)852-1777

2420-B

2420-B



Final map  
 DRAWING NUMBER  
 Long Ranch Estates  
 Phase 5

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C2	10.85	375.00	5.43	01°39'30"
C3	9.41	325.00	4.70	01°39'30"
C4	3.86	1175.00	1.33	00°11'16"
C5	188.02	1175.00	94.21	09°10'06"
C6	91.69	1175.00	45.87	04°28'16"
C7	92.47	1175.00	46.26	04°30'33"
C8	192.02	1200.00	96.22	09°10'06"
C9	10.13	350.00	5.07	01°39'30"
C10	85.87	1225.00	42.95	04°30'58"
C11	196.02	1225.00	98.22	09°10'06"
C12	80.66	1225.00	40.35	03°46'22"
C13	29.49	1225.00	14.75	01°22'46"
C14	80.99	375.00	40.65	12°22'25"
C15	70.19	325.00	35.23	12°22'25"
C16	75.59	350.00	37.94	12°22'25"
C17	365.34	1000.00	184.73	20°55'58"
C18	374.48	1025.00	189.35	20°55'58"
C19	356.21	975.00	180.11	20°55'58"
C20	58.00	1025.00	29.01	03°14'32"
C21	83.02	1025.00	41.53	04°38'26"
C22	83.00	1025.00	41.52	04°38'23"
C23	83.02	1025.00	41.53	04°38'26"
C24	67.44	1025.00	33.73	03°46'10"
C25	75.73	975.00	37.88	04°27'01"
C26	92.85	975.00	46.46	05°27'22"
C27	92.85	975.00	46.46	05°27'22"
C28	84.79	975.00	47.43	05°34'13"
C29	57.20	320.00	28.68	10°13'31"
C30	31.42	20.00	20.00	90°00'00"
C31	61.83	350.00	31.00	10°07'21"

**SECURITY INTEREST HOLDERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WELLS FARGO BANK, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.

Kevin D. Williams, VP 6/30/99  
 DATE

STATE OF CALIFORNIA  
 COUNTY OF CONTRA COSTA } 55

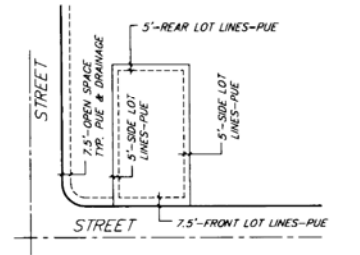
ON THIS 30th DAY OF JUNE 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED KEVIN D. WILLIAMS, VP, KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HAS/SHES EXECUTED THE SAME IN HIS/HER OWN AUTHORIZED CAPACITY AND THAT BY SIGNING/SHE HAS/SHES ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
 SIGNATURE: Tisha A. Roth  
 MY COMMISSION EXPIRES: Dec 27, 2002



**NOTES**

- FOR BASIS OF BEARINGS - SEE SHEET 1 OF 2.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- A GRADING PLAN WHICH CONFORMS TO THE P.L.D. MASTER GRADING PLAN SHALL BE SUBMITTED FOR EACH INDIVIDUAL LOT BY THE LOT DEVELOPER TO CARSON CITY DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
- ALL AREAS DISTURBED DURING DEVELOPMENT ACTIVITIES WILL BE TEMPORARILY STABILIZED DURING THE CONSTRUCTION PERIOD AND PERMANENTLY STABILIZED BEFORE COMPLETION OF THE CONSTRUCTION PERIOD. ALL DISTURBED AREAS WILL BE REPLANTED WITH NATIVE AND/OR ADAPTED VEGETATION SPECIES.
- BUILDING PERMITS FOR INDIVIDUAL LOTS ARE SUBJECT TO THE CARSON CITY GROWTH MANAGEMENT ORDINANCE.
- DRAINAGE & ACCESS EASEMENTS FOR THE CONSTRUCTION & MAINTENANCE OF DRAINAGE FACILITIES ARE HEREBY GRANTED OVER ALL OPEN SPACE.



TYPICAL P.U.E. & DRAINAGE DETAIL  
 N.T.S.

FUTURE DEVELOPMENT

- LEGEND**
- = CLASS A MONUMENT TO BE SET - P.L.S. 5665
  - ⊙ = FOUND CLASS A MONUMENT SET - P.L.S. 5665
  - = SET 5/8 REBAR W/CAP - P.L.S. 5665
  - = FOUND 5/8" REBAR W/TAG P.L.S. 5665, PER FINAL MAPS 2049 & 2209
  - = CALCULATED POINT - NOTHING FOUND OR SET
  - (R) = RADIAL BEARING



TOTAL LOTS = 28 (6.82 ACRES)  
 OPEN SPACE = 4.46 ACRES  
 STREET AREA = (63,904 SQ.FT.) OR 1.47 ACRES  
 TOTAL AREA = 12.74 ACRES

FINAL MAP  
 OF  
 LONG RANCH ESTATES  
 PHASE 5  
 A PLANNED UNIT DEVELOPMENT FOR  
 J.S. DEVCO / LIMITED PARTNERSHIP  
 A NEVADA LIMITED LIABILITY COMPANY  
 CARSON CITY, NEVADA  
**HK HARLAN KING & ASSOCIATES**  
 LAND SURVEYING & WATER RIGHTS  
 P.O. BOX 70098 • RENO, NV 89570 (702)852-1777

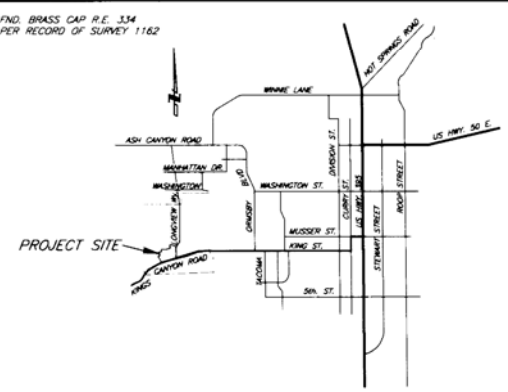
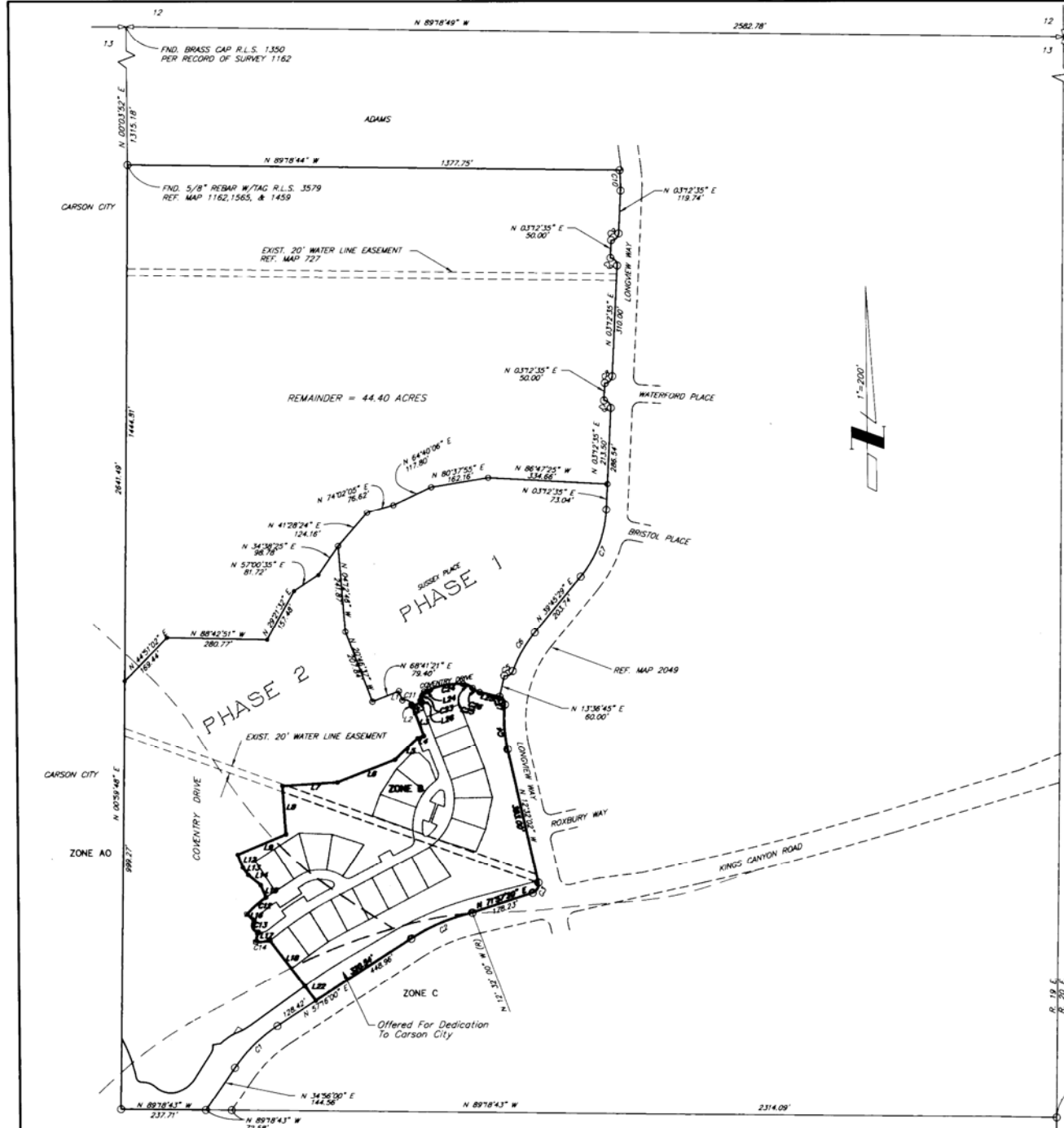
2358-B

FINAL MAP  
DRAWING NUMBER  
KINGS MEADOW @ LONG RANCH  
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA  
RECORDED BY NUMBER 07338

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER



LEGEND

- = SET 5/8" REBAR w/ CAP P.L.S. 5665
- = FOUND 5/8" REBAR w/TAG P.L.S. 5665 REF. MAP 2111, MAP 2209
- ⊕ = SECTION CORNER
- ⊙ = 1/4 CORNER
- = OFFSET 5/8" REBAR 0.5" OUTSIDE PRIVATE STREETS w/ CAP P.L.S. 5665

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	430.00'	186.85'	84.40'	22°29'00"
C2	530.00'	186.85'	84.40'	20°17'50"
C3	25.00'	36.87'	22.71'	84°29'25"
C4	380.00'	125.78'	61.47'	18°57'54"
C5	20.00'	28.91'	17.64'	82°49'09"
C6	380.00'	125.78'	61.47'	18°57'54"
C7	320.00'	204.73'	105.67'	36°13'54"
C8	20.00'	31.42'	20.00'	90°00'00"
C9	20.00'	31.42'	20.00'	90°00'00"
C10	320.00'	204.73'	105.67'	107°47'31"
C11	19.50'	27.20'	18.68'	90°32'01"
C12	313.50'	71.62'	35.98'	13°05'19"
C13	19.50'	41.14'	34.37'	120°52'02"
C14	43.50'	58.18'	20.23'	35°07'37"
C15	144.00'	35.35'	17.78'	14°04'43"
C16	156.00'	60.28'	30.52'	22°08'23"
C17	30.00'	42.26'	32.43'	39°38'06"
C18	63.00'	66.95'	36.79'	34°07'52"
C19	55.00'	41.83'	21.99'	43°34'43"
C20	15.00'	20.99'	12.62'	80°07'07"
C21	400.00'	116.77'	58.80'	16°41'56"
C22	35.00'	24.66'	12.87'	40°21'51"
C23	18.50'	30.45'	19.35'	89°27'59"
C24	236.50'	96.20'	48.78'	23°18'23"
C25	40.00'	50.75'	16.18'	44°02'42"
C26	40.00'	22.64'	11.63'	32°25'42"
C27	20.00'	28.91'	17.64'	82°49'09"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 21°18'39" W	27.00'
L2	N 20°46'33" W	3.00'
L3	N 20°46'33" W	88.41'
L4	N 69°32'23" E	18.50'
L5	N 46°23'40" E	88.15'
L6	N 68°41'21" E	173.82'
L7	N 86°19'24" E	154.79'
L8	N 83°40'38" W	136.46'
L9	N 63°18'23" E	146.84'
L10	N 20°44'55" W	38.38'
L11	N 35°47'25" W	25.95'
L12	N 50°49'50" W	44.15'
L13	N 23°05'01" W	37.46'
L14	N 47°34'17" W	27.00'
L15	N 11°14'47" E	27.00'
L16	N 37°08'21" W	161.85'
L17	N 54°36'20" E	180.37'
L18	N 82°29'31" E	22.90'
L19	N 12°15'29" E	82.93'
L20	N 37°08'21" W	51.12'
L21	N 69°32'23" E	27.00'
L22	N 68°41'21" E	154.68'
L23	N 76°23'15" E	57.23'
L24	N 20°46'33" W	5.61'

COMMUNITY DEVELOPMENT AND PLANNING COMMISSION CERTIFICATE

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS ON THE 19TH DAY OF NOVEMBER, 1992 AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED. THE FINAL PLAT OF THE P.L.D. SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ON THE 26th DAY OF October, 2000.

Walter G. Sullivan 10/26/00  
COMMUNITY DEVELOPMENT DIRECTOR DATE

B. Chastain 10/26/00  
PLANNING COMMISSION CHAIRMAN DATE

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT TAXES HAVE BEEN PAID FOR FISCAL YEAR 2000.

J. P. Kramer 10-24-00  
By: Stephen R. Hill DATE  
TREASURER

SURVEYOR'S CERTIFICATE

I, HARLAN K. KING, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- 1.) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF J.S. DEVCO.
- 2.) THE LANDS SURVEYED LIE WITHIN THE EAST 1/2 OF SECTION 13 T.15 N., R.19 E., M.D.M. AND THE SURVEY WAS COMPLETED ON 5-1-97.
- 3.) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4.) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY MAY 2001 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ASSURE THE INSTALLATION OF THE MONUMENTS.



DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

Jason K. P.E. 1-5-00  
DATE

UTILITY COMPANY APPROVALS

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

Sierra Pacific Power Co. 1-14-00  
DATE NEVADA BELL DATE

Southwest Gas Corp. 1-3-00  
DATE T.C. OF NEVADA DATE

CLERK/RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF J.S. DEVCO LIMITED PARTNERSHIP ON THIS 26th DAY OF OCT, 2000.

AT 4:48 PM, PAST 2:00 PM, IN BOOK 8, PAGE 2387 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: 63.00

FILE No.: 254259

Alon B. Gayer 1-4-2000  
CLERK/RECORDER

TOTAL P.U.D. AREA PHASE 3 = 9.470 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS PER PARCEL MAP NO. 1565.

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE P.U.D. SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278A.010 TO 278A.590 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

P. L. R. 10/24/00  
CITY ENGINEER DATE

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF N.R.S. 278A.010 TO 278A.590 INCLUSIVE AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THE 19TH DAY OF NOVEMBER 1992.

Ray Masayko 1-20-00  
MAYOR DATE

Alon B. Gayer  
ATTEST CITY CLERK

HEALTH DIVISION CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE HEALTH DIVISION OF THE DEPARTMENT OF HUMAN RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEMS FOR DISPOSAL OF SEWAGE.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED, THAT ANY LIEN OR MORTGAGE HOLDERS ARE LISTED AND THAT THE DEVELOPERS OFFERING SAID MAP ARE THE LAST RECORD TITLE HOLDERS OF THE LANDS SHOWN HEREON. DEED OF TRUST DOCUMENT No. 11436

Stewart Title Company 1-4-2000  
TITLE COMPANY DATE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT J.S. DEVCO LIMITED PARTNERSHIP IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT THAT THE UNDERSIGNED IS A DULY APPROVED PARTNER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278A. THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY WILL BE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, A SEPARATE INSTRUMENT WILL BE RECORDED TO DEDICATE THE RIGHT OF WAY ACCEPTED BY CARSON CITY WITHIN TWO MONTHS OF THE RECORDING DATE OF THIS MAP. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. I DECLARE THAT I EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME, I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

John C. Serpa 01/04/2000  
J.S. DEVCO - LIMITED PARTNERSHIP DATE

STATE OF NEVADA }  
CARSON CITY } SS

TAMARA M. PETERSON  
NOTARY PUBLIC - NEVADA  
Exp. Recorded in DOUGLAS CO. 10-26-2004 & My Appt. Exp. June 29, 2005

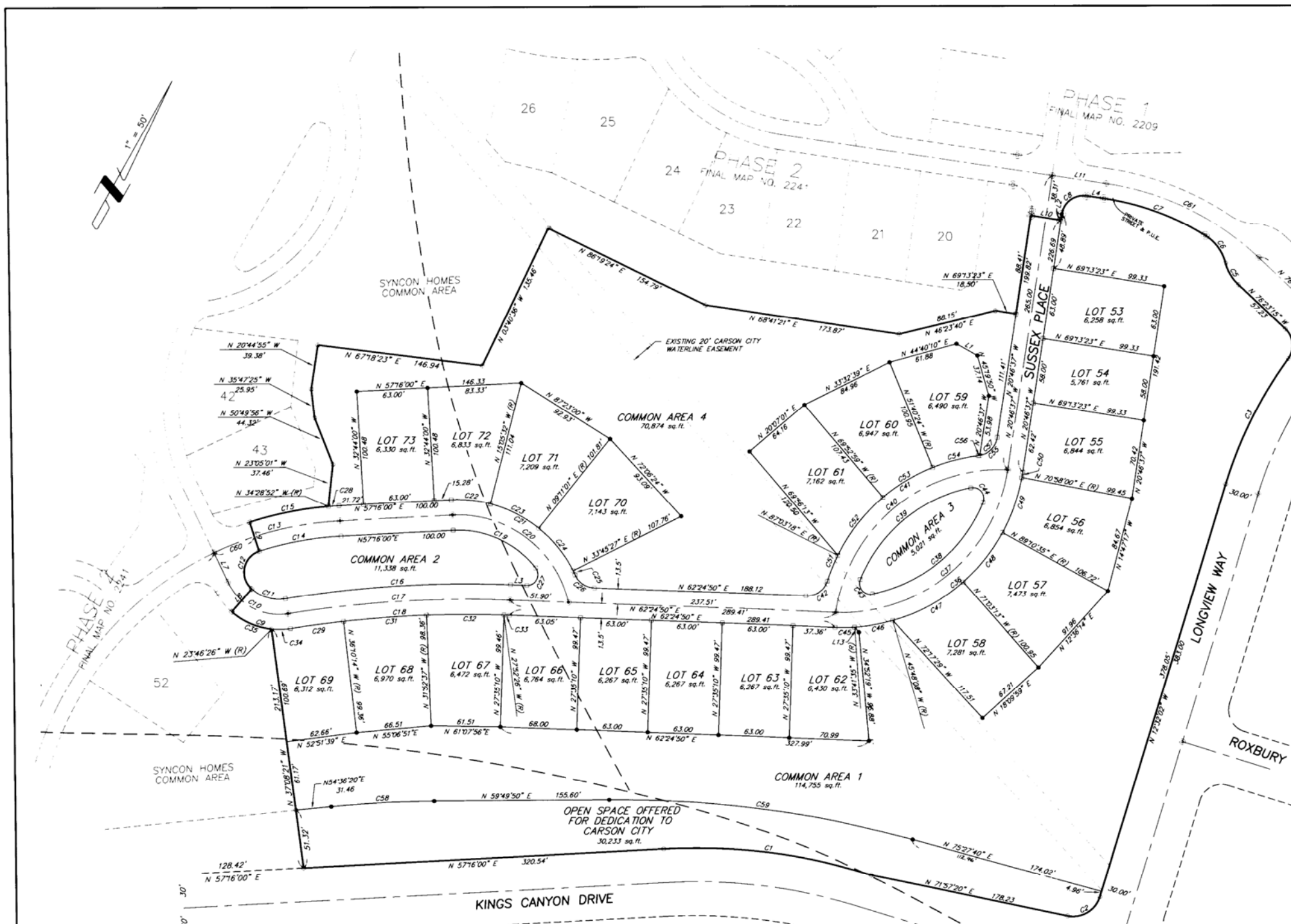
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF JANUARY, 2000, BY JOHN C. SERPA AS PARTNER OF J.S. DEVCO LIMITED PARTNERSHIP.

Tamara M. Peterson 01/04/2000  
NOTARY PUBLIC DATE

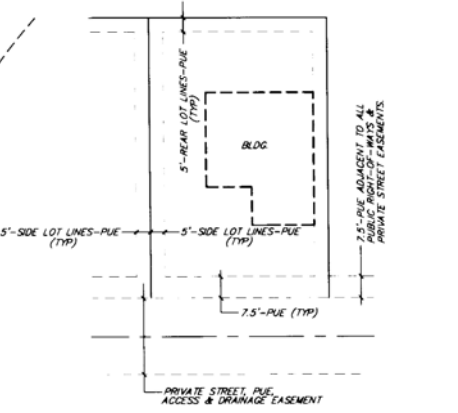
FINAL MAP OF  
KINGS MEADOW @ LONG RANCH  
PHASE 3  
A PLANNED UNIT DEVELOPMENT FOR  
J.S. DEVCO LIMITED PARTNERSHIP  
CARSON CITY, NEVADA

HK HARLAN KING & ASSOCIATES  
LAND SURVEYING & WATER RIGHTS  
P.O. BOX 70098 • RENO, NV. 89570 • (775)852-1777

2387-A



- NOTES:**
- FOR BASIS OF BEARINGS - SEE SHEET 1 OF 2.
  - THESE PARCELS ARE SUBJECT TO CARSON CITY GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
  - A GRADING PLAN WHICH CONFORMS TO THE SUBMISSION MASTER GRADING PLAN SHALL BE SUBMITTED FOR EACH INDIVIDUAL LOT BY THE LOT DEVELOPER TO CARSON CITY DEVELOPMENT ENGINEERING SERVICES FOR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - A 7.5' WIDE PUBLIC UTILITY EASEMENT IS GRANTED ADJACENT TO ALL PUBLIC RIGHT-OF-WAYS AND PRIVATE STREET EASEMENTS.
  - A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.
  - NO TREES, SHRUBS OR LANDSCAPE ROCKS SHALL BE PLACED WITHIN 7' OF WATER, SANITARY SEWER, OR STORM SEWER LINES.
  - ALL AREAS DISTURBED DURING DEVELOPMENT ACTIVITIES WILL BE TEMPORARILY STABILIZED DURING THE CONSTRUCTION PERIOD AND PERMANENTLY STABILIZED BEFORE COMPLETION OF THE CONSTRUCTION PERIOD. ALL DISTURBED AREAS WILL BE REPLANTED WITH NATIVE AND/OR ADAPTED VEGETATION SPECIES.
  - COMMON AREA & PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. UNPAVED SURFACE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
  - ACCESS, PUBLIC UTILITY, & DRAINAGE EASEMENTS ARE GRANTED FOR ALL PRIVATE STREET AREAS AND COMMON AREAS NO. 2 & 3.
  - BUILDING PERMITS FOR INDIVIDUAL LOTS ARE SUBJECT TO THE CARSON CITY GROWTH MANAGEMENT ORDINANCE.



TYP. PUE, ACCESS, DRAINAGE, & UTILITY EASEMENTS  
N.T.S.

- LEGEND**
- = SET 5/8" REBAR w/ CAP P.L.S. 5665
  - = CLASS "A" MONUMENT TO BE SET - P.L.S. 5665
  - = FOUND CLASS "A" MONUMENT - P.L.S. 5665
  - = FOUND 5/8" REBAR w/TAG P.L.S. 5665
  - (R) = RADIAL BEARING
  - = OFFSET 5/8" REBAR 0.5" OUTSIDE PRIVATE STREETS w/ CAP P.L.S. 5665
  - = FOUND OFFSET 5/8" REBAR 0.5" OUTSIDE PRIVATE STREETS w/ CAP P.L.S. 5665

**LINE TABLE**

LINE	LENGTH	BEARING
L1	21.21	N89°40'10"E
L2	5.61	N20°46'37"W
L3	14.46	N62°24'50"E
L4	15.68	N68°41'21"E
L7	28.46	N54°58'24"W
L8	27.00	N11°33'47"E
L9	27.00	N47°34'14"W
L10	27.00	N69°13'23"E
L11	48.37	N68°41'21"E
L13	5.83	N70°05'01"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	186.85	530.00	94.40	2071'58"
C2	36.87	25.00	22.70	84°29'22"
C3	125.78	360.00	63.47	118°57'54"
C4	28.91	20.00	17.64	82°49'09"
C5	22.64	40.00	11.63	32°25'42"
C6	30.75	40.00	16.18	44°02'42"
C7	96.20	236.50	48.78	23°18'23"
C8	30.45	19.50	19.32	89°27'59"
C9	55.97	63.50	29.95	50°30'08"
C10	64.58	50.00	37.65	73°57'58"
C11	32.17	36.50	17.22	50°30'08"
C12	41.14	19.50	34.37	120°52'03"
C13	116.45	300.00	58.97	22°14'24"
C14	74.19	286.50	37.30	14°50'11"
C15	71.62	313.50	35.96	13°05'19"
C16	200.83	1013.50	100.74	17°21'12"
C17	198.15	1000.00	99.40	17°21'12"
C18	195.48	986.50	98.06	17°21'12"
C19	83.26	86.50	45.18	55°09'09"
C20	139.25	100.00	83.59	79°47'12"
C21	135.85	113.50	77.39	88°34'39"
C22	34.95	113.50	17.61	17°38'28"
C23	48.09	113.50	24.41	24°16'33"
C24	48.68	113.50	24.72	24°34'26"
C25	4.13	113.50	2.07	02°05'12"
C26	21.59	19.50	12.05	63°25'49"
C27	21.55	9.50	20.37	29°59'41"
C28	9.56	313.50	4.78	01°44'52"
C29	47.87	986.50	23.84	02°46'08"
C31	73.83	986.50	36.88	04°73'37"

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C32	68.92	986.50	34.47	04°00'11"
C33	4.95	986.50	2.48	00°17'16"
C34	16.81	63.50	8.45	15°09'56"
C35	38.16	63.50	20.23	35°20'12"
C36	237.39	163.50	145.14	83°11'27"
C37	217.79	150.00	133.15	83°11'27"
C38	133.21	136.50	72.45	55°55'00"
C39	133.21	136.50	72.45	55°55'00"
C40	217.79	150.00	133.15	83°11'27"
C41	184.30	163.50	103.33	64°35'09"
C42	25.15	19.50	14.66	73°53'18"
C43	20.57	9.50	17.90	24°05'00"
C44	20.57	9.50	17.90	24°05'00"
C45	17.43	163.50	8.72	06°06'25"
C46	34.55	163.50	17.34	12°06'33"
C47	72.08	163.50	36.62	25°55'00"
C48	56.42	163.50	28.49	19°46'12"
C49	51.96	163.50	26.20	18°12'36"
C50	4.98	163.50	2.49	01°44'37"
C51	24.34	163.50	12.19	08°31'47"
C52	65.81	163.50	33.36	23°03'42"
C53	51.96	163.50	26.20	18°12'36"
C54	42.19	163.50	21.21	14°47'05"
C55	25.15	19.50	14.66	73°53'18"
C56	1.24	19.50	0.62	03°38'18"
C57	23.91	19.50	13.72	70°15'00"
C58	91.74	1006.00	45.90	05°13'29"
C59	272.81	1000.00	132.25	15°37'50"
C60	38.77	300.00	19.41	07°24'13"
C61	152.38	250.00	78.64	34°55'23"

**SECURITY INTEREST HOLDERS CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED, WELLS FARGO BANK, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT.  
KARIN SLOTE, ACCOUNT OFFICER

STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA } 55

ON THIS 21<sup>ST</sup> DAY OF December, 1999, BEFORE ME  
TISHA ROTH, A NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA, PERSONALLY APPEARED KATHY SLOTE, PERSONALLY KNOWN TO ME (OR PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT THE PERSON, OF THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL  
SIGNATURE: *Kathy Srote*  
MY COMMISSION EXPIRES: December 27, 2002



TOTAL LOTS = 21 (3.221 ACRES)  
COMMON AREA = 4.637 ACRES  
COMMON STREET AREA = 0.918 ACRES  
OPEN SPACE OFFERED TO CARSON CITY = 0.694 ACRES  
TOTAL AREA = 9.470 ACRES

**FINAL MAP**  
of  
**KINGS MEADOW @ LONG RANCH**  
PHASE 3  
A PLANNED UNIT DEVELOPMENT FOR  
J.S. DEVCO  
LIMITED PARTNERSHIP  
CARSON CITY, NEVADA  
**HK HARLAN KING & ASSOCIATES**  
LAND SURVEYING & WATER RIGHTS  
P.O. BOX 70098 • RENO, NV. 89570 • (775)852-1777

2387-B

2387-B

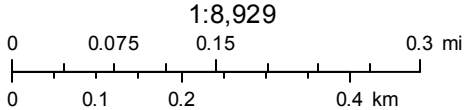


# Long Ranch Estates Dedications



June 1, 2016

- CCLocations      □ Carson City Boundary      🏠 Carson City Fire Station
- Street Centerline      🟡 Parcels (For Aerial Photos)
- Parcel Numbers



2013  
Carson City, Douglas County GIS

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY AND OPEN SPACE PURPOSES**

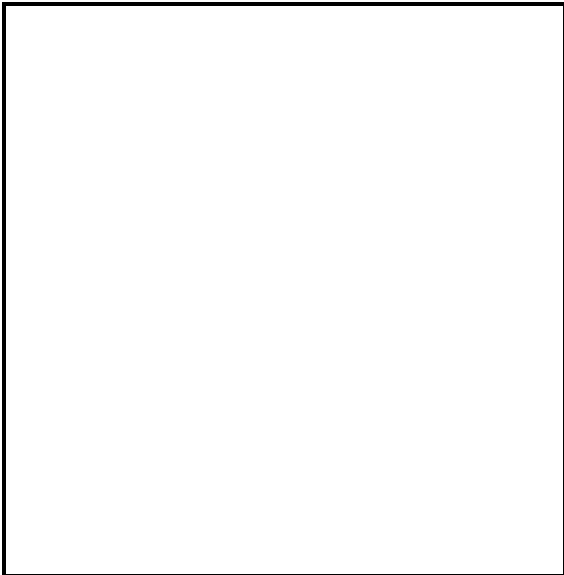
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APN#: 007-401-66, 007-401-37, 07-401-38, and 007-402-26

**FROM:** CARSON CITY NEVADA

**TO:** CARSON CITY NEVADA

A PORTION OF THE E 1/2, SEC. 13, T. 15,N., R. 19E., 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:

THAT AREA OFFERED FOR DEDICATION SHOWN AS WATERFORD PLACE, CHELSEA PLACE, AND BEDFORD WAY AS SHOWN ON MAP 2420, FINAL MAP LONG RANCH PHASE 6, FILE NO. 265539 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, CONTAINING 86,194 SQUARE FEET PLUS OR MINUS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

THAT AREA OFFERED FOR DEDICATION SHOWN AS BEDFORD WAY AND WATERFORD PLACE, AND AS SHOWN ON MAP 2358, FINAL MAP LONG RANCH PHASE 5, FILE NO. 247178 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, CONTAINING 63,904 SQUARE FEET PLUS OR MINUS AS SHOWN ON EXHIBIT "B" ATTACHED HERETO.

THAT AREA OFFERED FOR DEDICATION SOUTH OF COMMON AREA 1 AS SHOWN ON MAP 2387, FINAL MAP FOR KINGS MEADOW @ LONG RANCH PHASE 3, FILE NO. 254259 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, CONTAINING 30,233 SQUARE FEET PLUS OR MINUS AS SHOWN ON EXHIBIT "C" ATTACHED HERETO.

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 \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

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Robert Crowell  
Mayor of Carson City

