

Report To: Board of Supervisors **Meeting Date:** November 3, 2016

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To accept the dedication of two water line easements from Bella Lago Apartments as described in the Water Line Easement Deed Exhibit A-1 and A-2, also known as portions of APN 008-312-04. (Stephanie Hicks, SHicks@carson.org)

Staff Summary: The water line easements are located at the Bella Lago Apartments east of Airport Road and south of Highway 50. In April 2016, the Planning Commission approved a Special Use Permit to allow the addition of 64 multifamily apartments within the existing 175-unit complex. Water line improvements were required to service the new units. These easements are being given to the City for the operation and maintenance of the backflow preventers and water lines that are public over and across the real property.

Agenda Action: Formal Action/Motion **Time Requested:** 5 minutes

Proposed Motion

Move to accept the dedication of two water line easements from Bella Lago Apartments as described in the Water Line Easement Deed Exhibit A-1 and A-2, also known as portions of APN 008-312-04.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

April 27, 2016. The Planning Commission approved a Special Use Permit to allow the addition of 64 multifamily apartments within the existing 175-unit Bella Lago Apartment Complex by a vote of 5 ayes and 1 nay.

Background/Issues & Analysis

Following approval of the Planning Commission, improvement plans were submitted for construction of the project which include the water line improvements. These easements are being given to the City for the operation and maintenance of the backflow preventers and water lines that are public over and across the real property.

Applicable Statute, Code, Policy, Rule or Regulation

Development Standards, Section 18.2 Easements

Financial Information			
Is there a fiscal impact?	Yes	⊠ No	
If yes, account name/nun	nber:		
Is it currently budgeted?	Yes	☐ No	

Explanation of Fiscal Impact:

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<u>Aiternatives</u>			
Do not accept the dedication of two water line	e easements from Bella Lag	go Apartments as described in the W	/ater
Line Easement Deed and Exhibit A-1 and A-2,	also known as portions of	APN 008-312-04.	
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Board Action Taken:			
Motion:		Aye/Nay	
	2)		

(Vote Recorded By)

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AFTER RECORDING RETURN TO: STEPHANIE HICKS, REAL PROPERTY MANAGER CARSON CITY PUBLIC WORKS 3505 BUTTI WAY CARSON CITY, NEVADA 89701

WATER LINE EASEMENT DEED
THIS WATER LINE EASEMENT DEED, made this day of, 2016, between ella Lago, a Nevada Limited Liability Company, as their interest appears of record, hereinafter alled GRANTOR, and CARSON CITY, NEVADA, a CONSOLIDATED MUNICIPALITY, ereinafter called CITY.
WITNESSETH:
WE, the GRANTOR, hereby grant to the CITY, for those public purposes as contained in chapter 271 of the Nevada Revised Statutes, a non-exclusive water line easement upon, over and across certain said real property situate, lying and being in Carson City, State of Nevada, and more particularly described in Exhibit A-1 and A-2 attached hereto and made a part hereof. TO HAVE AND TO HOLD all and singular the said real property, together with the popurtenances, unto the said CITY and to any heirs, successors and assigns forever. IN WITNESS WHEREOF the parties hereto have executed this agreement the day and ear first above written.
en Farahi, Manager Date ella Lago, a Nevada Limited Liability Company
TATE OF)
OUNTY OF)
his instrument was acknowledged before me on this day of, 2016 y
Notary Public

APN 008-312-04 CITY: REVIEWED AND RECOMMENDED BY: Daniel Rotter, P.E., Engineering Manager Date APPROVED FOR LEGALITY AND FORM: Carson City District Attorney Date APPROVED: Robert Crowell, Mayor Date ATTEST: Susan Merriwether, Clerk-Recorder

Date

APN 008-312-04



October 14, 2016 1:9,028 0.075 0.15 0.3 mi **CCLocations** Carson City Boundary Carson City Fire Station 0.4 km 0.1 0.2 Street Centerline Parcels (For Aerial Photos) Carson City, Douglas County GIS, BLM, USGS, 2016 Parcel Numbers Parcels

EXHIBIT "A"

LEGAL DESCRIPTIONS (EASEMENT FOR CARSON CITY WATER)

All that portion of land situate in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 9, Township 15 North, Range 20 East, M.D.M., County of Carson, Nevada.

An easement for Water Utilities over a parcel of land, being Parcel A, as shown on Parcel Map No. 665, Official Records of Carson City, Nevada, being more particularly described as follows:

COMMENCING at the Northeast corner of said Parcel "A";

THENCE S00°41'28"W, along the Westerly Right-of-Way line of Airport Road, a distance of 14.80 feet, to the **Point of Beginning**;

THENCE continuing along said Westerly Right-of-Way, \$00°44'16"W, a distance of 20.00 feet;

THENCE, leaving said Westerly Right-of-Way, N89°15'44"W, a distance of 26.39 feet;

THENCE N00°44'16"E, a distance of 20.00 feet;

THENCE S89°15'44"E, a distance of 26.39 feet, to the POINT OF BEGINNING.

CONTAINING:

528 Square Feet, more or less

BASIS OF BEARINGS:

The Basis of Bearings for this document is Parcel Map No. 665

Daniel T. Kelsoe, PLS 18974 Prepared by the Firm of: Robison Engineering Co., Inc. 846 Victorian Ave, Suite 20 Sparks, Nevada 89431 775-852-2251



NE CORNER PARCEL A S 89°09'16" E 270.04' P.O.B. S 00°41'28" W 14.80' S 89°15'44" E 26.39' **AIRPORT ROAD** 20.00' S 00°44'16" W 20.00' N 00°44'16" E AREA OF WATER **EASEMENT** 528 SF N 89°15'44" W 26.39' 30' PARCEL A **PER PM 655** PAOFESSIONAL PAOFESSIONAL PREPARED FOR: **BELLA LAGO APARTMENTS** BELLA LAGO, LLC WATER LINE EASEMENT **APARTMENTS** FIGURE 1 846 VICTORIAN AVENUE SPARKS, NV 89431 www.robisoneng.com NE CORNER WATER EASEMENT DETAIL 3652 S VIRGINIA ST, STE C7 RENO, NV 89502 DRAWN: DTK SCALE IN: FEET CARSON CITY (775) 825-3355 DATE: 2016-09-21 PROJECT NO. 1-723-03.001

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COMMENCING at the Southeast corner of said Parcel "A";

THENCE along the Westerly Right-of-Way of Airport Road, through a curve to the right, having a radius of 1020.00 feet, through a central angle of 02°53'30", with an arc length of 51.48 feet, with a chord bearing of N30°19'21"E, and a chord distance of 51.47 feet, to the **POINT OF BEGINNING**;

THENCE leaving said Westerly Right-of-Way, N57°43'00"W, a distance of 28.52 feet;

THENCE, N32°17'00"E, a distance of 20.00 feet;

THENCE S57°43'00"E, a distance of 28.52 feet, to said Westerly Right-of-Way;

THENCE along said Westerly Right-of-Way, through a curve to the left, having a radius of 1020.00 feet, through a central angle of 01°07'24", with an arc length of 20.00 feet, with a chord bearing of S32°19'48"W, and a chord distance of 20.00 feet, to the **POINT OF BEGINNING**.

CONTAINING:

570 Square Feet, more or less

BASIS OF BEARINGS:

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