



# STAFF REPORT

**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 right-of-way from APN 007-101-21, also known as a portion of Longview Way located between Cogorno Way and Manhattan Drive. (Stephanie Hicks; SHicks@carson.org)

**Staff Summary:** Empey Land Holdings, LLC (APN 007-101-21) has agreed to dedicate this right-of-way at no cost to the City. This parcel is located within the existing right-of-way on Longview Drive which is maintained by the City.

**Agenda Action:** Formal Action/Motion

**Time Requested:** 5 minutes

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## **Proposed Motion**

I move to accept the dedication of right-of-way from APN 007-101-21, also known as a portion of Longview Way located between Cogorno Way and Manhattan Drive.

## **Board's Strategic Goal**

Sustainable Infrastructure

## **Previous Action**

## **Background/Issues & Analysis**

APN 007-101-21 was created through a parcel map for John D. Winters in 1976. It appears that the parcel was utilized to provide access to a larger track of land to the south owned by the Empey Family at that time. In the 1980's, the larger track of land owned by the Empey Family was subsequently divided into 1-acre parcels along Manhattan Drive and Kensington Place. However, APN 007-101-21 was not a part of the parcel maps and was never dedicated as right-of-way to the City.

In August 2016, Mr. Steve Empey contacted the City and offered to dedicate this parcel as right-of-way.

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

N/A

## **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 007-101-21, also known as a portion of Longview Way located between Cogorno Way and Manhattan Drive.

**Board Action Taken:**

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

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

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

Aye/Nay

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

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

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

APN#: 007-101-21

**FROM:** EMPEY LAND HOLDINGS, LLC

**TO:** CARSON CITY NEVADA

A PORTION OF THE S1/2 SE1/4, SEC. 12, T. 15N., 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 PARCELA ON MAP 518, PARCEL MAP FOR JOHN D. WINTERS, DOCUMENT NO. 64412 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, CONTAINING 0.257 ACRES PLUS OR MINUS AS SHOWN ON EXHIBIT "A" 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 4<sup>TH</sup> day of OCTOBER, 2016.

EMPEY LAND HOLDINGS, LLC

*Stephen B. Empey*

Signature

STEPHEN B. EMPEY, MANAGING MEMBER

Printed Name and Title

COLORADO  
STATE OF ~~NEVADA~~)  
CARSON CITY ) ss  
EL PASO

On October 4<sup>th</sup>, 2016, personally appeared before me *Stephen B Empey*  
\_\_\_\_\_, who acknowledged that he executed the above instrument.

*[Signature]*



Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

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Daniel Rotter, P.E., Engineering Manager      Date

APPROVED FOR LEGALITY AND FORM:

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Carson City District Attorney      Date

APPROVED:

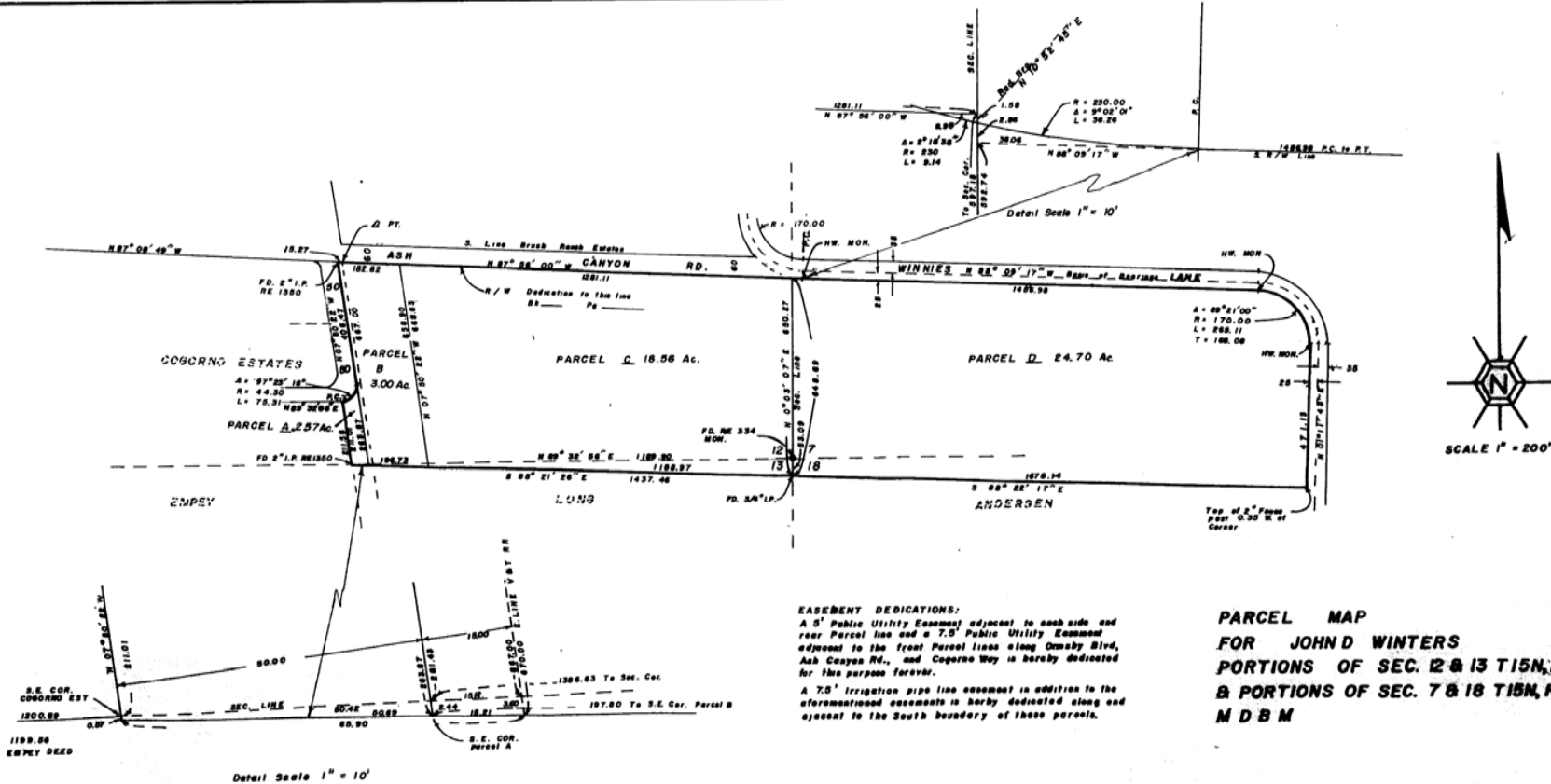
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Robert Crowell, Mayor      Date

ATTEST:

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Susan Merriwether, Clerk-Recorder      Date



**EASEMENT DEDICATIONS.**  
 A 5' Public Utility Easement adjacent to each side and rear Parcel line and a 7.5' Public Utility Easement adjacent to the front Parcel line along Empey Blvd, Ash Canyon Rd., and Cogorno Way is hereby dedicated for this purpose forever.  
 A 7.5' Irrigation pipe line easement in addition to the aforementioned easements is hereby dedicated along and adjacent to the South boundary of these parcels.

**PARCEL MAP FOR JOHN D WINTERS PORTIONS OF SEC. 12 & 13 T15N, R19E & PORTIONS OF SEC. 7 & 18 T15N, R20E M D B M**

**OWNERS CERTIFICATE**  
 This is to certify that the undersigned, JOHN D WINTERS, is the owner of the parcel shown on this plot, and that he hereby grants permanent easements for utility installations and access as shown hereon to be used forever for the stated purposes.  
*John D. Winters*  
 John D. Winters

**STATE OF NEVADA CARSON CITY S.E.**  
 On this 24th day of August, 1976, JOHN D WINTERS, did personally appear before me and executed the foregoing certificate freely and voluntarily for the uses and purposes stated therein.  
*Marble J. Snodder*  
 Marble J. Snodder  
 Notary Public

**UTILITY APPROVAL**  
 The easements shown on this plot have been checked and approved by:  
*Paul Lenoir*  
 Paul Lenoir  
 City Engineer

**PARCEL MAP REVIEW COMMITTEE**  
 Approved by the Carson City Parcel Map Review Committee at their meeting held on the 24 day of August, 1976.  
*John D. Winters*

**CITY ENGINEERS APPROVAL**  
 The undersigned hereby certifies that he is the duly appointed Carson City Engineer and that he has examined the parcel map shown hereon and finds that all provisions of the laws of the State of Nevada and Carson City pertaining to parcel maps and that have been complied with and that he is satisfied that the same are correct.  
*Paul Lenoir*  
 Paul Lenoir - City Engineer

**SURVEYORS CERTIFICATE**  
 I, James A. Rankin, do hereby certify that this is a true and accurate plot of the lands surveyed by me of the balance of the survey was completed on the 20th day of JUNE, 1976, the easements are of that character and occupy the positions indicated hereon and are sufficient to enable the survey to be carried out.  
*James A. Rankin*  
 James A. Rankin - R.L.S.100

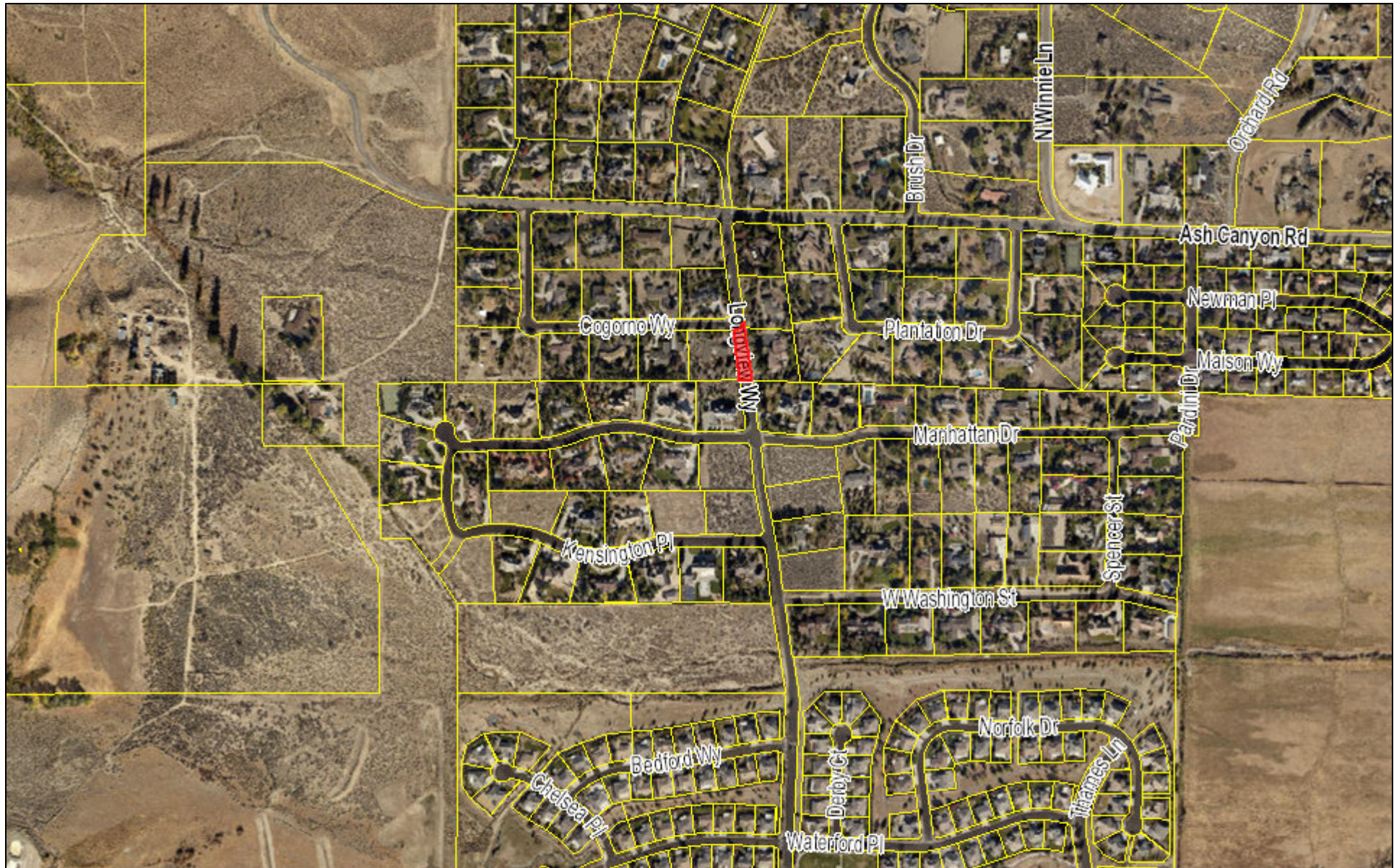
**RECORDERS CERTIFICATE**  
 Filed for Record this 24th day of August, 1976, of 2:06 PM is book 3 of Maps, page 518 of the request of John D. Winters  
 File No 86419  
 #5.000 #64412  
*Norma A. Parovodi*  
 Norma A. Parovodi  
 Deputy

**PARCEL MAP FOR JOHN D WINTERS PORTIONS OF SEC. 12 & 13 T15N, R19E & PORTIONS OF SEC. 7 & 18 T15N, R20E ALL OF M.D.B.M.**




**RANKIN ENGINEERING CO**



# APN 007-101-21



October 14, 2016

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