



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: May 3, 2018

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To accept the donation of a permanent easement from the American Baptist Home Mission Society for sewer line, roadway and drainage improvements needed for the construction and maintenance of the Clear Creek Avenue Sewer Project across APN 009-241-18. (Dan Stucky; DStucky@carson.org and Stephanie Hicks; SHicks@carson.org)

Staff Summary: The Clear Creek Avenue Sewer Project design is at 100% and construction is anticipated for summer of 2018. Carson City staff has been coordinating with the Washoe Tribe, BIA, American Home Baptist Mission Society, and Nevada State Lands to secure the needed easements for sewer line, roadway and drainage improvements. The American Baptist Home Mission Society has agreed to donate to the City the necessary easement totaling approximately 13,249 square feet across APN 009-241-18.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

Move to accept the donation of a permanent easement from the American Baptist Home Mission Society for sewer line, roadway and drainage improvements needed for the construction and maintenance of the Clear Creek Avenue Sewer Project across APN 009-241-18.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

Background/Issues & Analysis

The Clear Creek Avenue Sewer Project will install a new upsized sewer main in Clear Creek Avenue from Center Drive to Snyder Avenue. This will allow for the abandonment of the existing sewer line currently adjacent to Clear Creek and will make it easier to access and maintain the sewer line. The project will also improve Clear Creek Avenue, the roadway itself. The proposed improvements include curb/gutter and sidewalk on the south side of the road from Center Drive to Dat So La Lee Way, a cross walk, and the continuation of the curb/gutter and sidewalk on the north side of the road from Dat So La Lee Way to west of Barrington Circle. The new road surface will be from Center Drive to Snyder Avenue and will include bike lanes and parking on the north side of the roadway. Additionally, the project proposes drainage improvements on the south side of the roadway and at the existing detention basin.

While the City sewer line was originally constructed along Clear Creek Avenue and through this parcel, neither the City nor the American Baptist Home Mission Society has any documentation of a right-of-way. The American Baptist Home Mission Society has agreed to donate to the City the necessary easement totaling approximately 13,249 square feet across APN 009-241-18.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 266.265 & 271.265; Development Standards, Street and Traffic, 12.7 Streets along Property Boundaries; Development Standards, Table 12.1, Minimum Right-of-Way Widths.

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 donation of a permanent easement from the American Baptist Home Mission Society for sewer line, roadway and drainage improvements needed for the construction and maintenance of the Clear Creek Avenue Sewer Project across APN 009-241-18.

Propose modified motion.

Board Action Taken:

Motion: _____

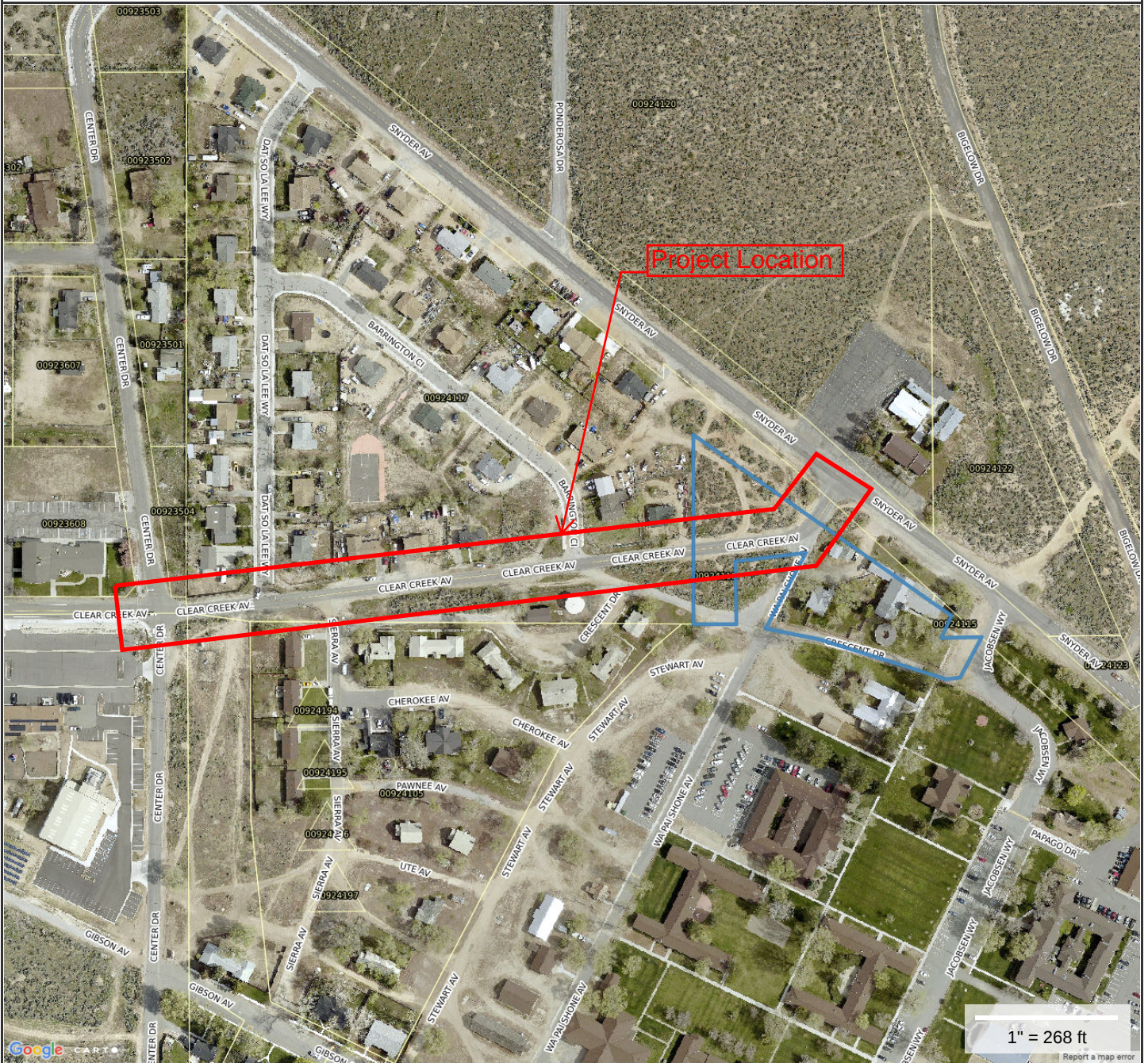
1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Clear Creek Avenue Sewer Project Location - ABHMS ROW



Property Information

Property ID 00924118
Location 5340 SNYDER AV
Owner AMERICAN BAPTIST HOME MISS. SOC



[CLICK LOGO FOR TUTORIAL](#)

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 04/07/2018
 Properties updated 04/07/2018

APN 009-241-18

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

EASEMENT DEED

THIS EASEMENT DEED, is made this 16th day of March, 2018, between American Baptist Home Mission Society, as the interest appears of record, hereinafter called GRANTOR, and CARSON CITY, NEVADA, a CONSOLIDATED MUNICIPALITY and POLITICAL SUBDIVISION OF THE STATE OF NEVADA, hereinafter called CITY.

WITNESSETH:

We, the GRANTOR, under affirmation of full legal authority to do so, hereby grant to the CITY, for those purposes as contained in Chapter 271 of the Nevada Revised Statutes, a permanent easement and right-of-way for the purpose of roadway, utilities, drainage and associated improvements upon, under, over and across certain real property to the CITY; said easement is, as shown and more fully described in Exhibit "A-2", attached hereto and made a part hereof.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said CITY and to any heirs, successors and assigns forever.

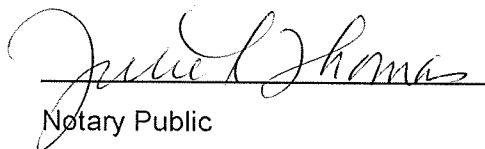
IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

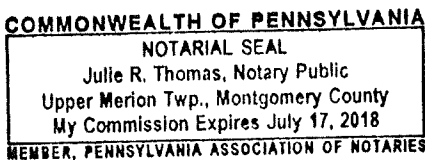

American Baptist Home Mission Society

STATE OF Pennsylvania)

COUNTY OF Montgomery)

This instrument was acknowledged before me on this 16th day of March, 2018 by Jeffrey Haggerty.


Notary Public



APN 009-241-18

CITY:

REVIEWED AND RECOMMENDED BY:

Dan Stucky, City Engineer Date

APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

APPROVED:

Robert L. Crowell, Mayor Date

ATTEST:

Susan Merriwether, Clerk-Recorder Date

EXHIBIT "A-2"
AMERICAN BAPTIST HOME MISSION SOCIETY

All that certain real property situate within a portion of the NW1/4 of the SE1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

A strip of land 60.00 feet wide, the centerline of which is described as follows:

BEGINNING at a point on the westerly line of said NW1/4 of the SE1/4 from which the South-Center 1/16 corner monumented with a 3.5" BLM brass cap bears, South 0°40'51" West, 27.88 feet;

THENCE North 83°49'04" East, 1060.83 feet to the beginning of a curve to the left, having a radius of 85.00 feet;

THENCE northeasterly along said curve, through a central angle of 44°38'53", a distance of 66.24 feet to the beginning of a line that is perpendicular to the centerline of Snyder Avenue;

THENCE along said line, North 39°10'11" East, 32.29 feet to the southwesterly right of way line of said Snyder Avenue and point of termination.

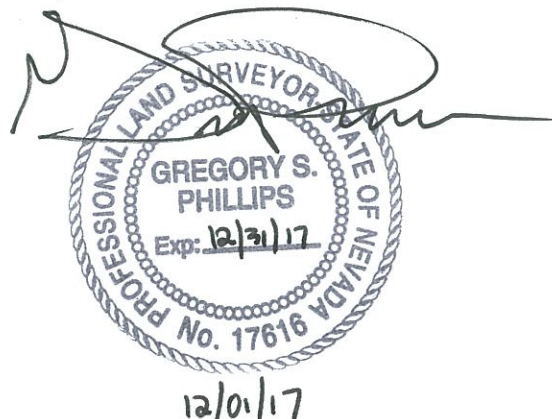
The westerly sidelines of said 60.00 wide strip of land shall be extended or shortened to terminate at the southerly and westerly lines of said NW1/4 of the SE1/4. The easterly sidelines of said 60.00 wide strip of land shall have a 20.00 foot radius return concave southerly and northwesterly through central angles of 90°00'00" terminating on the southwesterly right of way line of said Snyder Avenue.

EXCLUDING THEREFROM all that real property lying within Parcel D as shown on that Plat of Dependent Resurvey, Subdivision and Metes-and-Bounds Survey of a portion of Township 15 North, Range 20 East, M.D.M., accepted by the Bureau of Land Management on December 11, 2007, and all that certain real property as described in Grant, Bargain, Sale Deed, Document Number 188043, Official Records of Carson City, Nevada.

Containing 13,249 square feet, more or less.

The **BASIS OF BEARING** for this description is based on the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

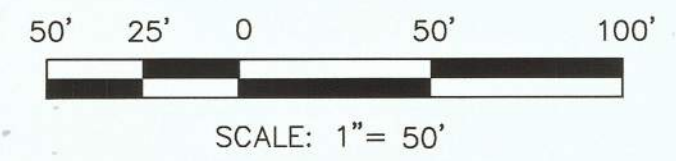
Prepared by:
Lumos & Associates
Gregory S. Phillips, P.L.S. 17616
800 E. College Parkway
Carson City, NV 89706



CC 069 PER R6
N=14721812.16
E=2290971.74
GROUND
COORDINATES

FND. 3-1/2"
BLM BRASS CAP
CENTER SECTION 32

BLM
"UNREADABLE"
AP 2
1985



BASIS OF BEARINGS
N 1°27'42" E 3004.46' (TIE)

N 0°03'50" W 1318.28' (R4)
N 0°40'51" E 1318.37' (M)

CC 067 PER R6
N=14718808.68
E=2290895.10
GROUND
COORDINATES

N 11°31'26" W 326.30' (TIE)

PARCEL D
PER R4
B.I.A.

DAT SO LA LEE WAY

CLEAR CREEK AVENUE

BARRINGTON CIRCLE

SNYDER AVENUE

INFILTRATION AREA
11,768± SQ. FT.

AMERICAN BAPTIST
HOME MISS. SOC.
PER R10

AMERICAN BAPTIST
HOME MISS. SOC.
PER R10

FND. 3-1/2"
BLM BRASS CAP

BLM
T15N R20E
S 1/16 S32
AP STAMPING
ILLEGIBLE
1985

N 89°07'09" W 899.98'(C)
N 89°51'50" W 899.98'(R4)

N 89°07'09" W 423.98'(C)
N 89°51'50" W 423.98'(R4)

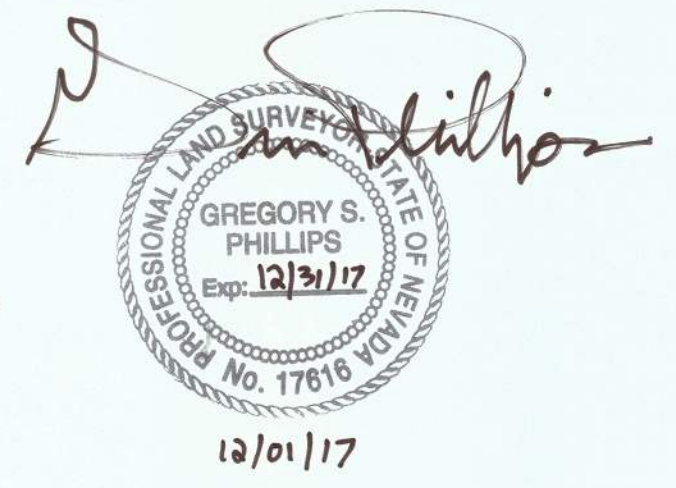
FND. 3-1/2"
BLM BRASS CAP

BLM
T15N R20E
SE 1/16 S32
1985

SURVEYOR'S CERTIFICATE

- I, GREGORY S. PHILLIPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:
- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARSON CITY PUBLIC WORKS.
 - 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHEAST 1/4 SECTION 32, T.15 N., R.20 E., M.D.M., CARSON CITY, NEVADA AND THE SURVEY WAS COMPLETED ON DECEMBER 1, 2017.
 - 3) THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
 - 4) THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.
 - 5) THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH NRS 625.340 AND NO NEW LOTS ARE BEING CREATED.

GREGORY S. PHILLIPS, P.L.S.
NEVADA CERTIFICATE No. 17616



NOTES

1. THIS RECORD OF SURVEY WAS PREPARED AS AN EXHIBIT TO IDENTIFY THE PROPOSED PUBLIC RIGHT OF WAY AND UTILITY EASEMENTS FOR CLEAR CREEK AVENUE AND A STORM DRAIN EASEMENT AREA SHOWN AS INFILTRATION AREA HEREON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM PER R6. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

LEGEND

- FOUND 5/8" REBAR NO CAP PLS 6200, UNLESS OTHERWISE NOTED
- ⊙ FOUND 5/8" REBAR W/ TAG RLS 1350
- SET 5/8" REBAR AND ALUMINUM CAP, PLS 17616
- (M) MEASURED COURSE AND DISTANCE
- (R1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT

RECORD OF SURVEY
FOR
CARSON CITY PUBLIC WORKS

PUBLIC RIGHT OF WAY AND UTILITY EASEMENT FOR A PORTION
OF CLEAR CREEK AVENUE LYING IN
A PORTION OF THE SE 1/4 OF SECTION 32
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY, NEVADA

800 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
TEL: (775) 883-7077
FAX: (775) 883-7114

Drawn By: GSP
Sheet: 1 of 2
Job No.: 9041.000 TASK 004

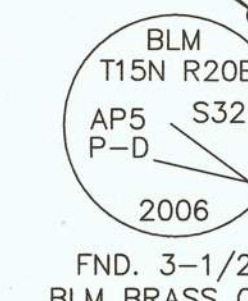
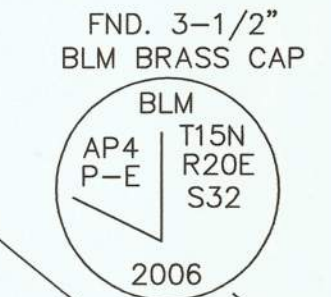


FND. 3-1/2" BLM BRASS CAP

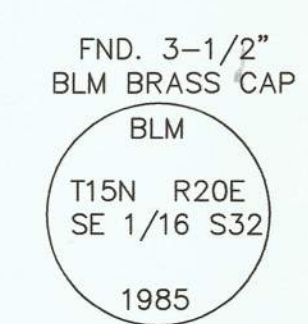
REFERENCE DOCUMENTS

1. MAP SUPPORTING RIGHT OF WAY APPLICATION, MAP #2730
2. ORMSBY COUNTY ROAD EXTENSION MAP, MAP #302
3. DEPENDENT RESURVEY AND SUBDIVISIONS OF A PORTION OF TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., ACCEPTED BY THE BUREAU OF LAND MANAGEMENT ON MARCH 16, 1987
4. DEPENDENT RESURVEY, SUBDIVISION AND METES-AND-BOUNDS SURVEY OF A PORTION OF TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., ACCEPTED BY THE BUREAU OF LAND MANAGEMENT ON DECEMBER 11, 2007
5. GRANT, BARGAIN, SALE DEED, DOCUMENT #188043
6. RECORD OF SURVEY FOR CARSON CITY, MAP #2749
7. RECORD OF SURVEY FOR CARSON CITY, MAP #2864
8. GRANT, BARGAIN, SALE DEED, DOCUMENT #188042
9. GRANT DEED, BOOK 36, PAGE 569, APRIL 20, 1916
10. GRANT DEED, BOOK 37, PAGE 454-455, JUNE 16, 1923

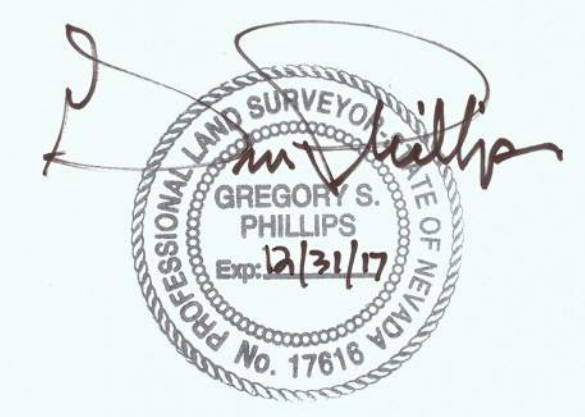
ALL OFFICIAL RECORDS OF CARSON CITY, NEVADA, EXCLUDING 3 AND 4



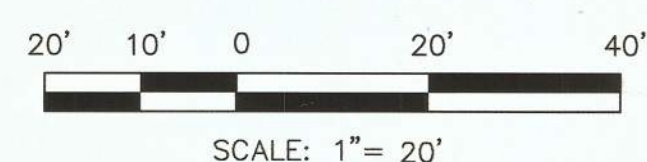
FND. 3-1/2" BLM BRASS CAP



FND. 3-1/2" BLM BRASS CAP



12/31/17



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM PER R41. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

LEGEND

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RECORD OF SURVEY

FOR CARSON CITY PUBLIC WORKS

PUBLIC RIGHT OF WAY AND UTILITY EASEMENT FOR A PORTION OF CLEAR CREEK AVENUE LYING IN A PORTION OF THE SE 1/4 OF SECTION 32 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY NEVADA



800 E. COLLEGE PARKWAY
CARSON CITY, NV 89706
TEL (775) 883-7077
FAX (775) 883-7114

Drawn By : GSP
Sheet : 2 of 2
Job No. : 9041.000 TASK 004

DONATION FORM
WAIVER OF APPRAISAL AND JUST COMPENSATION

Owner: American Baptist Home Mission Society

Project Description: Clear Creek Avenue Sewer Project

I have been informed by Carson City that a 60-foot roadway and utility easement is needed for the Clear Creek Avenue Sewer Project and this project will go through my property located at 5340 Snyder Avenue (APN 009-241-18). I have also been informed that I am entitled to receive just compensation for this necessary right-of-way as established by an appraisal of the property, prepared by the City, unless this right is waived by me.

I hereby proclaim my desire to grant the necessary right-of-way easement and waive my right to just compensation. Further, I release the City from their obligation to appraise the right-of-way easement required.

Jeffrey Haggarty
Owner

Date 3/16/18

Owner

Date _____

State of Pennsylvania
County of Montgomery

This instrument was acknowledged before me on March 14, 2018 by Jeffrey Haggarty as Executive Director of American Bpt Home Mission Society

S
E
A
L

Julie R. Thomas
(Signature of notarial officer)

(Title and rank (optional))

