



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 21, 2019

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To dedicate and accept the dedications of rights-of-way from APNs 010-036-05, 010-036-02, and 010-041-60, also known as Airport Road; and APN 010-037-03, also known as Butti Way. (Stephanie Hicks, SHicks@carson.org)

Staff Summary: APNs 010-036-05, 010-036-02, and 010-041-60 are located adjacent to Airport Road and APN 010-037-03 is located adjacent to Butti Way. All of these parcels are currently owned by the City and contain improved portions of Airport Road and Butti Way as well as drainage and slope areas. The proposed dedication will align the parcel boundaries with the improved public roadway and appurtenances.

Agenda Action: Formal Action / Motion **Time Requested:** Consent

Proposed Motion

I move to dedicate and accept the dedications of rights-of-way as described on the record for Airport Road and Butti Way.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

N/A

Background/Issues & Analysis

APNs 010-036-05, 010-036-02, and 010-041-60 are located adjacent to Airport Road and APN 010-037-03 is located adjacent to Butti Way. All of these parcels are currently owned by the City and contain improved portions of Airport Road and Butti Way as well as drainage and slope areas. The proposed dedication will align the parcel boundaries with the existing and improved public roadway and appurtenances. Additionally, the adjustment to the APN 010-037-03 will ensure that future use of the parcel for affordable/workforce housing will not result in the transfer of a portion of the roadway. The City will still own the acreage; however, the property will change from real property to right-of-way as is its current use.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 244.270 and 278.240

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted?

Explanation of Fiscal Impact: N/A

Alternatives

1. Decline to make a motion to dedicate and accept the dedications of, rights-of-way as described on the record for Airport Road and Butti Way.
2. Provide other direction to staff.
3. Propose modified motion.

Attachments:

2. [Airport Road and Butti Way Vicinity Map.pdf](#)
3. [Dedication of Land for Public Right of Way APN 010-116-01.doc](#)
4. [Exhibit A-1 AirportRoad_ROW1.pdf](#)
5. [Exhibit A-2 AirportRoad_ROW2.pdf](#)
6. [Exhibit A- 3 AirportRoad_ROW3.pdf](#)
7. [Exhibit A-4 ButtiWay_ROW.pdf](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

Airport Road and Butti Way Vicinity Map



Property Information

Property ID 01036222
 Location 420 REGENT CT
 Owner GOUDSWAARD, NP REV TR 7/26/00



[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.

Geometry updated 11/17/2018
 Data updated 11/17/2018

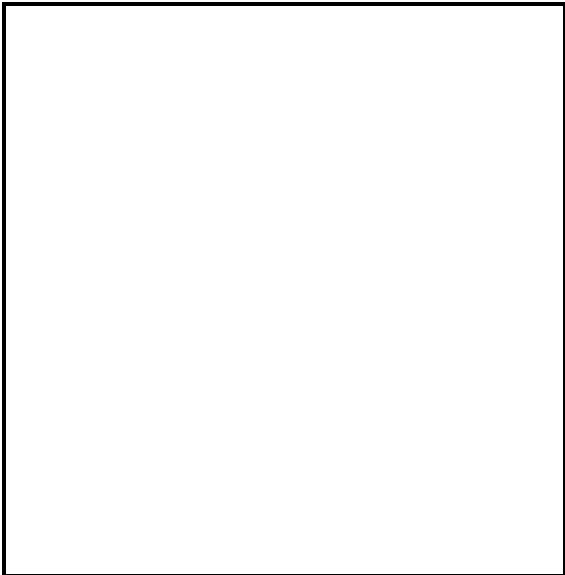
**DEDICATION OF LAND FOR PUBLIC RIGHT
OF WAY PURPOSES**

APN#: 010-036-05, 010-036-02, 010-041-06 and 010-037-03

FROM: CARSON CITY, NEVADA

TO: CARSON CITY, NEVADA

A PORTION OF THE NW 1/4, SEC. 15, & SE 1/4, SEC. 16, T. 15N., R. 20E., 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 CONTAINING 21,757 SQUARE FEET PLUS OR MINUS AS DESCRIBED IN EXHIBIT "A-1" AND SHOWN ON EXHIBIT "B-1" ATTACHED HERETO.

THAT AREA OFFERED FOR DEDICATION CONTAINING 13,023 SQUARE FEET PLUS OR MINUS AS DESCRIBED IN EXHIBIT "A-2" AND SHOWN ON EXHIBIT "B-2" ATTACHED HERETO.

THAT AREA OFFERED FOR DEDICATION CONTAINING 9,626 SQUARE FEET PLUS OR MINUS AS DESCRIBED IN EXHIBIT "A-3" AND SHOWN ON EXHIBIT "B-3" ATTACHED HERETO.

THAT AREA OFFERED FOR DEDICATION CONTAINING 5,769 SQUARE FEET PLUS OR MINUS AS DESCRIBED IN EXHIBIT "A-4" AND SHOWN ON EXHIBIT "B-4" 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__.

Robert L. Crowell
Mayor of Carson City

CITY:
REVIEWED AND RECOMMENDED BY:

Dan Stucky, P.E., City Engineer Date

APPROVED FOR LEGALITY AND FORM:

Carson City District Attorney Date

ATTEST:

Aubrey Rowlett, Clerk-Recorder Date

EXHIBIT A-1
DESCRIPTION OF RIGHT-OF-WAY DEDICATION

A portion of Parcel 2 shown on that Record of Survey No. 2454 recorded as File No. 278817 on May 30, 2002 in the Carson City Recorder's Office, Carson City, Nevada, situate within the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 15 North, Range 20 East, Mount Diablo Base & Meridian, more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 15; marked by a brass cap stamped "RE 314";

THENCE along the West line of said Section 15, North 00°38'17" East, 915.35 feet to the Northwest corner of said Parcel 2, marked by a 5/8" rebar capped "PLS 6497", being the **POINT OF BEGINNING**;

THENCE along the boundary of said parcel 2 the following 5 courses;

- 1) South 67°54'48" East, 156.06 feet;
- 2) South 26°58'03" East, 26.21 feet to the point of curve of non-tangent curve to the left from which the radius point bears South 76°01'19" East a radial distance of 426.66 feet;
- 3) Southerly, 100.08 feet along the arc of said curve, through a central angle of 13°26'24";
- 4) South 00°32'17" West, 736.97 to a point on the 1/4 Section line;
- 5) Along said 1/4 Section line, North 88°55'52" West, 20.04 feet;

THENCE departing said boundary of Parcel 2, North 00°32'48" East, 73.87 feet to the Southeast corner of that parcel of land described in Document No. 415807, recorded September 27, 2011 in the Carson City Recorder's Office, Carson City, Nevada;

THENCE along the boundary of said parcel the following 3 courses;

- 1) Continuing North 00°32'48" East, 698.68 feet to the point of curve of non-tangent curve to the left from which the radius point bears South 73°12'13" West a radial distance of 208.71 feet;
- 2) Northwesterly, 179.87 feet along the arc of said curve, through a central angle of 49°22'41";
- 3) North 67°16'27" West, 9.68 feet to a point on the West line of said Section 15, being said West line of said Parcel 2;

THENCE departing said parcel boundary, along said West line, North 00°38'17" East, 10.79 feet along said West line to the **POINT OF BEGINNING**.

Containing 21,757 square feet, more or less.

See Exhibit "B-1" attached hereto and made a part hereof

Basis of Bearings: South 10°30'31" East between Carson City Control Monuments CC013 and CC087 shown on Record of Survey Map number 2749 recorded August 11, 2010 in the Official Records of Carson City, Nevada, as File Number 403425.

Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard
Nevada PLS 17044
For and on behalf of



241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6525

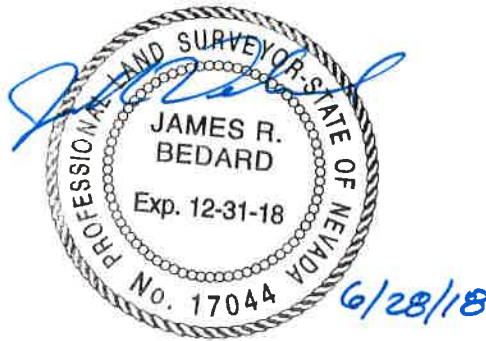
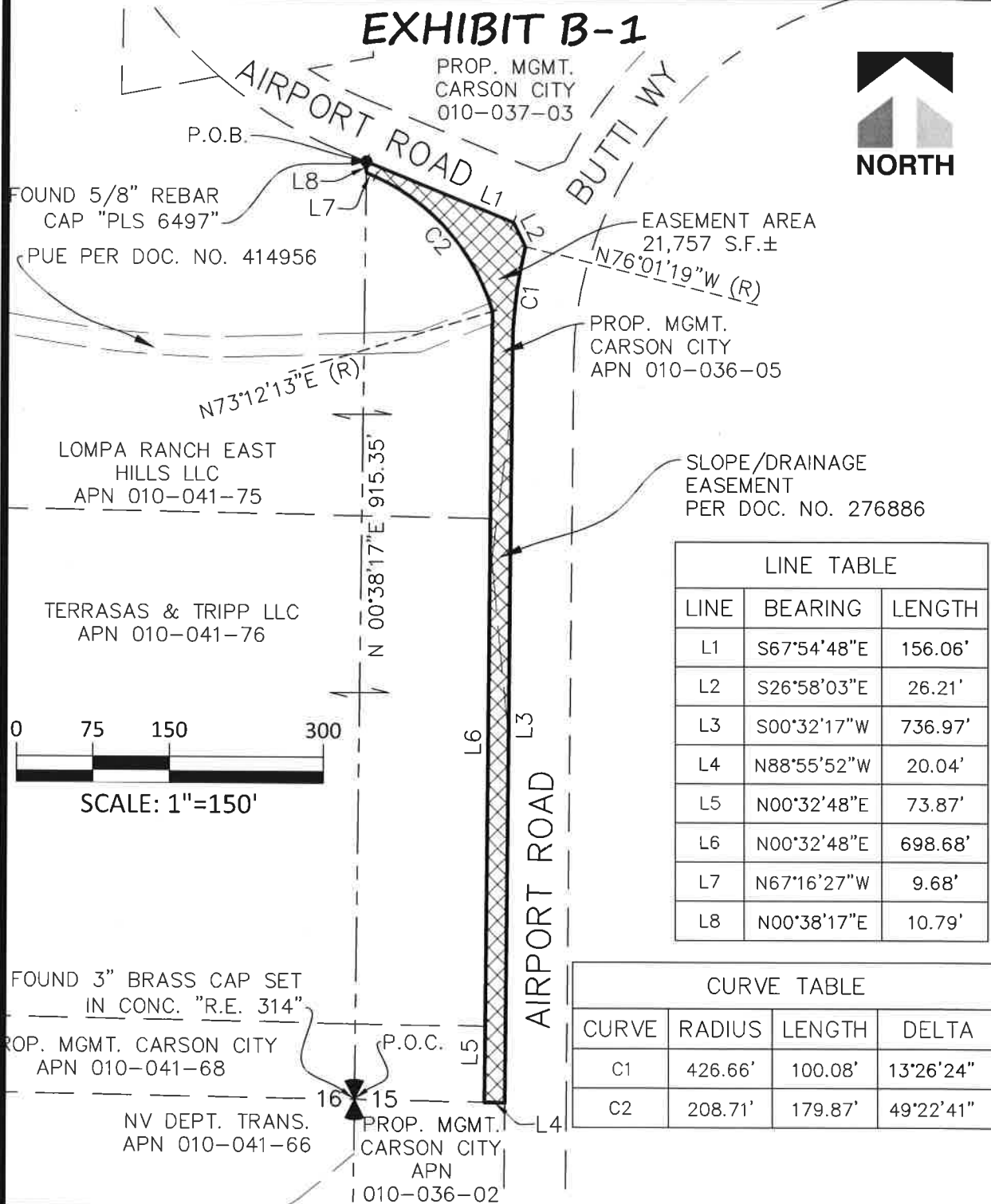


EXHIBIT B-1

PROP. MGMT.
CARSON CITY
010-037-03



EASEMENT AREA
21,757 S.F.±

PROP. MGMT.
CARSON CITY
APN 010-036-05

SLOPE/DRAINAGE
EASEMENT
PER DOC. NO. 276886

FOUND 5/8" REBAR
CAP "PLS 6497"
PUE PER DOC. NO. 414956

LOMPA RANCH EAST
HILLS LLC
APN 010-041-75

TERRASAS & TRIPP LLC
APN 010-041-76

0 75 150 300
SCALE: 1"=150'

FOUND 3" BRASS CAP SET
IN CONC. "R.E. 314"
PROP. MGMT. CARSON CITY
APN 010-041-68

NV DEPT. TRANS.
APN 010-041-66

PROP. MGMT.
CARSON CITY
APN
010-036-02

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S67°54'48"E | 156.06' |
| L2 | S26°58'03"E | 26.21' |
| L3 | S00°32'17"W | 736.97' |
| L4 | N88°55'52"W | 20.04' |
| L5 | N00°32'48"E | 73.87' |
| L6 | N00°32'48"E | 698.68' |
| L7 | N67°16'27"W | 9.68' |
| L8 | N00°38'17"E | 10.79' |

CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA |
|-------|---------|---------|-----------|
| C1 | 426.66' | 100.08' | 13°26'24" |
| C2 | 208.71' | 179.87' | 49°22'41" |

ROW DEDICATION

CARSON CITY, NV

AIRPORT ROAD

PROJ. MGR.: JRB
DRAWN BY: JLM
DATE: 6/05/18
SCALE: 1"=150'



Manhard
CONSULTING LTD.

9850 Double R Blvd, Suite 101, Reno, NV 89521
tel: (775) 746-3500 fax: (775) 746-3520

© 2008 ALL RIGHTS RESERVED







SHEET

1 OF 2

Ccncncv35 01

EXHIBIT B-1

LEGEND

-  = 1/4 CORNER, FOUND AS NOTED
-  = FOUND MONUMENT AS NOTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- S.F. = SQUARE FEET
-  = ADJACENT PROPERTY LINE
-  = SECTION LINE
-  = EX. EASEMENT LINE
-  = PROPOSED EASEMENT AREA

BASIS OF BEARINGS

SOUTH 10°30'31" EAST BETWEEN CARSON CITY CONTROL MONUMENTS CC013 AND CC087 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425 DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS AND A COMBINED GRID TO GROUND FACTOR = 1.0002100141. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

| | | | |
|--|---|--|--|
| ROW DEDICATION | | CARSON CITY, NV | AIRPORT ROAD |
| PROJ. MGR.: <u>JRB</u> DRAWN BY: <u>JLM</u> DATE: <u>6/5/18</u> SCALE: <u>N/A</u> |  | Manhard CONSULTING LTD 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel : (775) 746-3500 fax : (775) 746-3520 | <small>© 2008 ALL RIGHTS RESERVED</small> www.manhard.com SHEET 2 OF 2 Ccncnv35 01 |

**EXHIBIT A-2
DESCRIPTION OF RIGHT-OF-WAY DEDICATION**

A portion of Parcel 3 shown on that Record of Survey No. 2454 recorded as File No. 278817 on May 30, 2002 in the Carson City Recorder's Office, Carson City, Nevada, situate within the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 15 North, Range 20 East, Mount Diablo Base & Meridian, being more particularly described as follows:

COMMENCING at the West 1/4 corner of said Section 15 marked by a brass cap stamped "RE 314", being the Northwest corner of said Parcel 3;

THENCE along the Northerly line of said Parcel 3, being the 1/4 section line, South 88°55'52" East, 127.14 feet to the **POINT OF BEGINNING**;

THENCE along the boundary of said parcel 3 the following 5 courses;

- 1) continuing along said 1/4 section line South 88°55'52" East, 20.04 feet;
- 2) departing said 1/4 section line, South 00°32'17" West, 128.17 feet;
- 3) Southerly, 183.56 feet along the arc of a tangent curve to the right having a radius of 570.00 feet and a central angle of 18°27'04";
- 4) South 18°59'21" West, 369.58 feet to the West line of said Section 15;
- 5) along said West line, North 00°27'36" East, 63.06 feet;

THENCE departing said boundary of Parcel 3 and said West line, North 18°59'21" East, 306.53 feet;

THENCE Northerly, 183.56 feet along the arc of a tangent curve to the left having a radius of 570.00 feet and a central angle of 18°27'04";

THENCE North 00°32'17" East, 125.10 feet to the **POINT OF BEGINNING**.

Containing 13,023 square feet, more or less.

See Exhibit "B-2" attached hereto and made a part hereof

Basis of Bearing: South 10°30'31" East between Carson City Control Monuments CC013 and CC087 as shown on Record of Survey Map number 2749 recorded August 11, 2010 in the Official Records of Carson City, Nevada, as File Number 403425.

Surveyor's Certificate: I hereby certify that the attached Right-of-Way description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard
Nevada PLS 17044
For and on behalf of

 **Manhard**
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6525

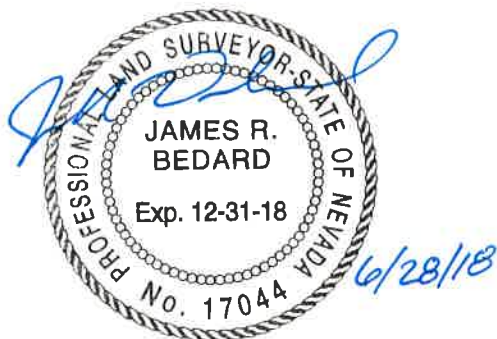
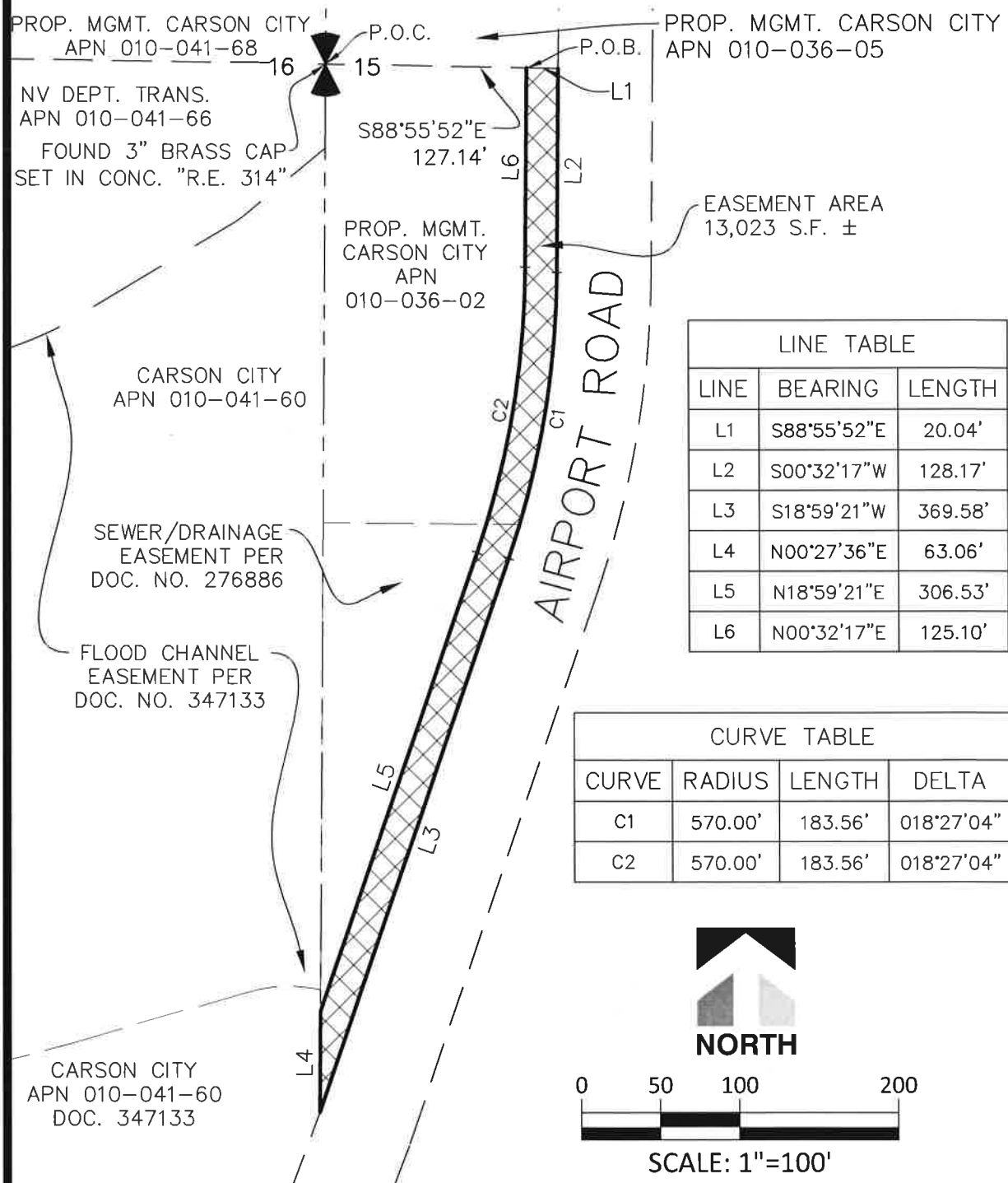
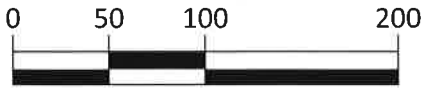


EXHIBIT B-2



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S88°55'52"E | 20.04' |
| L2 | S00°32'17"W | 128.17' |
| L3 | S18°59'21"W | 369.58' |
| L4 | N00°27'36"E | 63.06' |
| L5 | N18°59'21"E | 306.53' |
| L6 | N00°32'17"E | 125.10' |

| CURVE TABLE | | | |
|-------------|---------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| C1 | 570.00' | 183.56' | 018°27'04" |
| C2 | 570.00' | 183.56' | 018°27'04" |





SCALE: 1"=100'

| | | |
|---|--|--|
| ROW DEDICATION | CARSON CITY, NV | AIRPORT ROAD |
| <p>PROJ. MGR.: <u>JRB</u> DRAWN BY: <u>JLM</u> DATE: <u>6/5/18</u> SCALE: <u>1"=100'</u></p> | Manhard CONSULTING LTD 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3500 fax: (775) 746-3520 | <p>© 2008 ALL RIGHTS RESERVED</p> <p>www.manhard.com</p> <p>9850 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 746-3500 fax: (775) 746-3520</p> <p style="text-align: right;">SHEET 1 OF 2 Cccccnc35 01</p> |

EXHIBIT B-2

LEGEND

-  = 1/4 CORNER, FOUND AS NOTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- S.F. = SQUARE FEET
- = ADJACENT PROPERTY LINE
- = SECTION LINE
- = EX. EASEMENT LINE
-  = PROPOSED EASEMENT AREA

BASIS OF BEARINGS

SOUTH 10°30'31" EAST BETWEEN CARSON CITY CONTROL MONUMENTS CC013 AND CC087 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425 DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS AND A COMBINED GRID TO GROUND FACTOR = 1.0002100141. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

| | | |
|--|---|--|
| ROW DEDICATION | CARSON CITY, NV | AIRPORT ROAD |
| PROJ. MGR.: <u>JRB</u> DRAWN BY: <u>JLM</u> DATE: <u>6/5/18</u> SCALE: <u>N/A</u> |  <p>Manhard CONSULTING LTD 9850 Double R Blvd, Suite 101, Reno, NV 89521 tel : (775) 746-3500 fax : (775) 746-3520</p> | <small>© 2008 ALL RIGHTS RESERVED</small> www.manhard.com SHEET 2 OF 2 Ccncnv35 01 |

**EXHIBIT A-3
DESCRIPTION OF RIGHT-OF-WAY DEDICATION**

A portion of land described in Document No. 347133, Recorded December 12, 2005 in the Carson City Recorder's Office, Carson City, Nevada, situate within the Southwest 1/4 of Section 16, Township 15 North, Range 20 East, Mound Diablo Base & Meridian, more particularly described as follows:

COMMENCING at the East 1/4 corner of said Section 16, marked by a brass cap stamped "RE 314";

THENCE along the East line of said Section 16, South 00°27'36" West, 597.45 feet to the **POINT OF BEGINNING**;

THENCE continuing along said East line, South 00°27'36" West, 63.06 feet, to a point on the Northwesterly right-of-way of Airport Road;

THENCE along said right-of-way, South 20°36'16" West, 269.87 feet to a point on the Northeasterly right-of-way of East 5th street;

THENCE departing said right-of-way of Airport Road, along said Northeasterly right-of-way of East 5th Street, North 47°31'35" West, 141.71 feet to the point of curve of a non-tangent curve to the left, from which the radius point bears North 42°28'25" East a radial distance of 80.00 feet;

THENCE departing said right-of-way, Easterly, 156.20 feet along the arc of said curve, through a central angle of 111°52'09";

THENCE North 20°36'16" East, 202.04 feet to the **POINT OF BEGINNING**.

Containing 9,626 square feet, more or less.

See Exhibit "B-3" attached hereto and made a part hereof

Basis of Bearing: South 10°30'31" East between Carson City Control Monuments CC013 and CC087 as shown on Record of Survey Map number 2749 recorded August 11, 2010 in the Official Records of Carson City, Nevada, as File Number 403425.

Surveyor's Certificate: I hereby certify that the attached Right-of-Way description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

James R. Bedard
Nevada PLS 17044
For and on behalf of



241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 321-6525

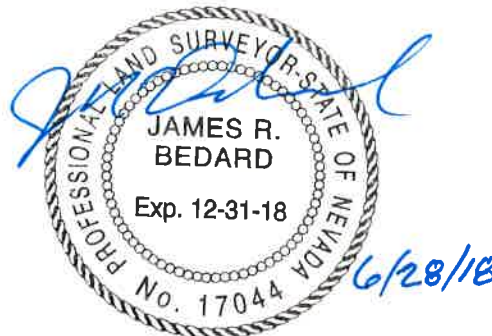
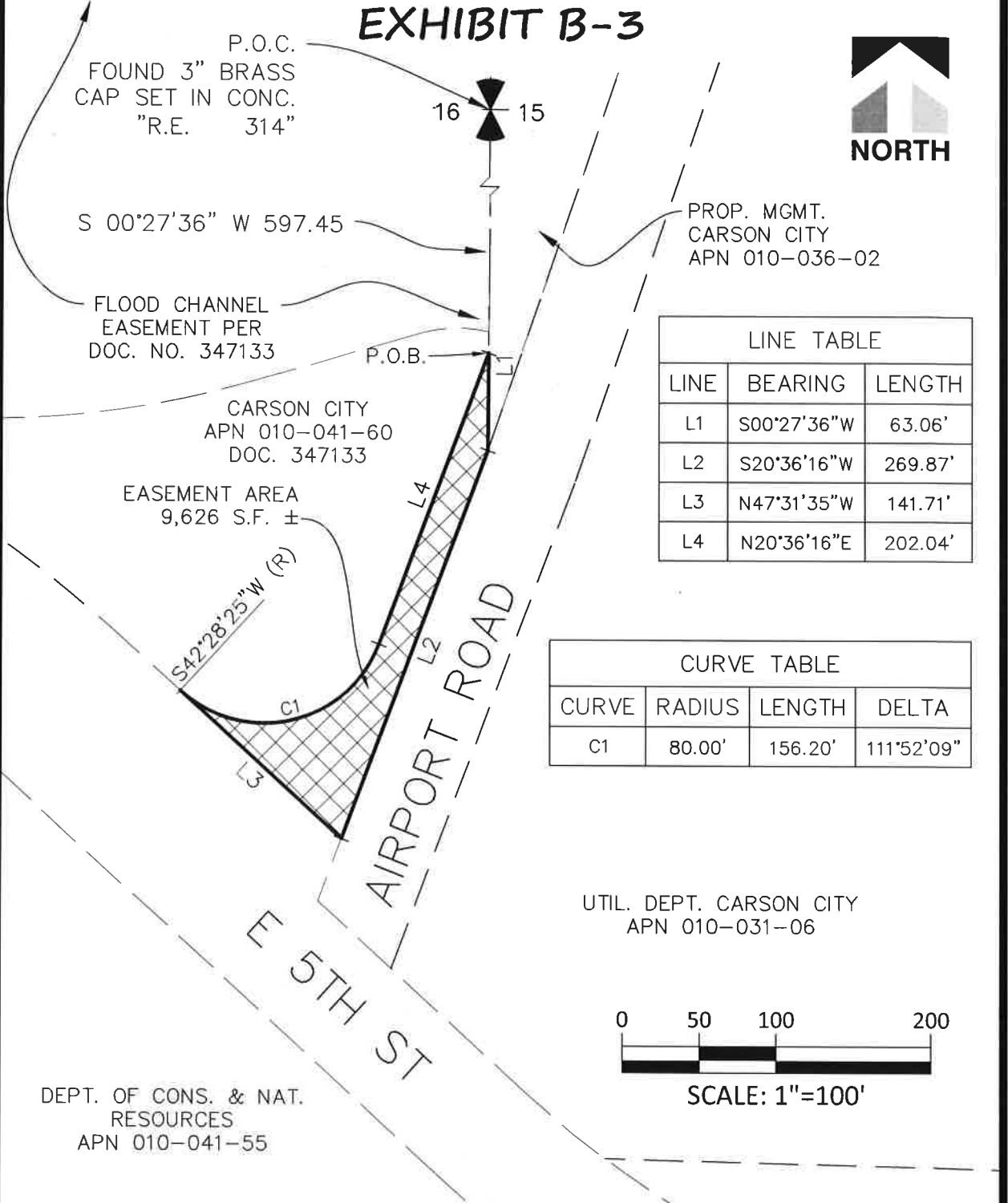


EXHIBIT B-3



| LINE TABLE | | |
|------------|-------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S00°27'36"W | 63.06' |
| L2 | S20°36'16"W | 269.87' |
| L3 | N47°31'35"W | 141.71' |
| L4 | N20°36'16"E | 202.04' |

| CURVE TABLE | | | |
|-------------|--------|---------|------------|
| CURVE | RADIUS | LENGTH | DELTA |
| C1 | 80.00' | 156.20' | 111°52'09" |

UTIL. DEPT. CARSON CITY
APN 010-031-06



SCALE: 1"=100'

DEPT. OF CONS. & NAT.
RESOURCES
APN 010-041-55

| | | |
|----------------|-----------------|--------------|
| ROW DEDICATION | CARSON CITY, NV | AIRPORT ROAD |
|----------------|-----------------|--------------|

PROJ. MGR.: JRB
 DRAWN BY: JLM
 DATE: 6/5/18
 SCALE: 1"=100'





Manhard
 CONSULTING LTD
 www.manhard.com
 9850 Double R Blvd, Suite 101, Reno, NV 89521
 tel: (775) 746-3500 fax: (775) 746-3520

SHEET
1 OF **2**
 Ccncnv35 01

EXHIBIT B-3

LEGEND

-  = 1/4 CORNER, FOUND AS NOTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- S.F. = SQUARE FEET
- = ADJACENT PROPERTY LINE
- = SECTION LINE
- = EX. EASEMENT LINE
-  = PROPOSED EASEMENT AREA

BASIS OF BEARINGS

SOUTH 10°30'31" EAST BETWEEN CARSON CITY CONTROL MONUMENTS CC013 AND CC087 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425 DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS AND A COMBINED GRID TO GROUND FACTOR = 1.0002100141. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

| | | | |
|--|---|--|--|
| ROW DEDICATION | | CARSON CITY, NV | AIRPORT ROAD |
| PROJ. MGR.: <u>JRB</u> DRAWN BY: <u>JLM</u> DATE: <u>6/5/18</u> SCALE: <u>N/A</u> |  | Manhard <small>CONSULTING LTD.</small> <small>9850 Double R Blvd, Suite 101, Reno, NV 89521</small> <small>tel : (775) 746-3500 fax : (775) 746-3520</small> | <small>© 2008 ALL RIGHTS RESERVED</small> SHEET 2 OF 2 <small>Ccncnv35</small> 01 |

**EXHIBIT A-4
DESCRIPTION OF RIGHT-OF-WAY DEDICATION**

A portion of Parcel 1 shown on that Record of Survey No. 2454 recorded as File No. 278817 on May 30, 2002 in the Carson City Recorder's Office, Carson City, Nevada, situate within the Southwest 1/4 of the Northwest 1/4 of Section 15, Township 15 North, Range 20 East, Mount Diablo Base & Meridian, more particularly described as follows:

BEGINNING at a point on the southerly line of said Parcel, from which the West 1/4 corner of Section 15 bears, South 08°20'36" West, 934.79 feet, marked by a brass cap stamped "RE 314";

THENCE departing said line, North 50°08'29" East, 81.25 feet;

THENCE North 55°11'12" East, 187.18 feet;

THENCE North 63°41'20" East, 50.52 feet, to a point on the southeasterly line of said Parcel, said point being the beginning of a non-tangent curve to the left, from which the radius bears South 26°18'40" East;

THENCE southwesterly, 274.41 feet along the arc of said curve having a radius of 426.66 feet and through a central angle of 36°51'01", to the southwesterly corner of said Parcel;

THENCE continuing along the southerly line of said Parcel, South 69°27'45" West, 27.09 feet, to the southerly corner of said Parcel;

THENCE continuing along the southerly line of said Parcel, North 67°54'48" West 47.89 feet, to the **POINT OF BEGINNING**.

Containing 5769 square feet, more or less.

See Exhibit "A-1" attached hereto and made a part hereof

Basis of Bearings: South 10°30'31" East between Carson City Control Monuments CC013 and CC087 shown on Record of Survey Map number 2749 recorded August 11, 2010 in the Official Records of Carson City, Nevada, as File Number 403425.

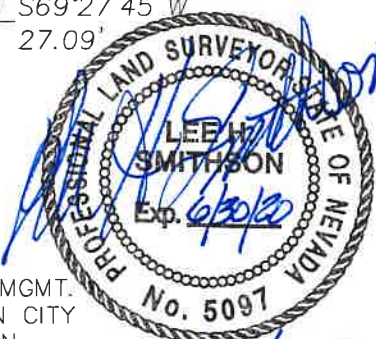
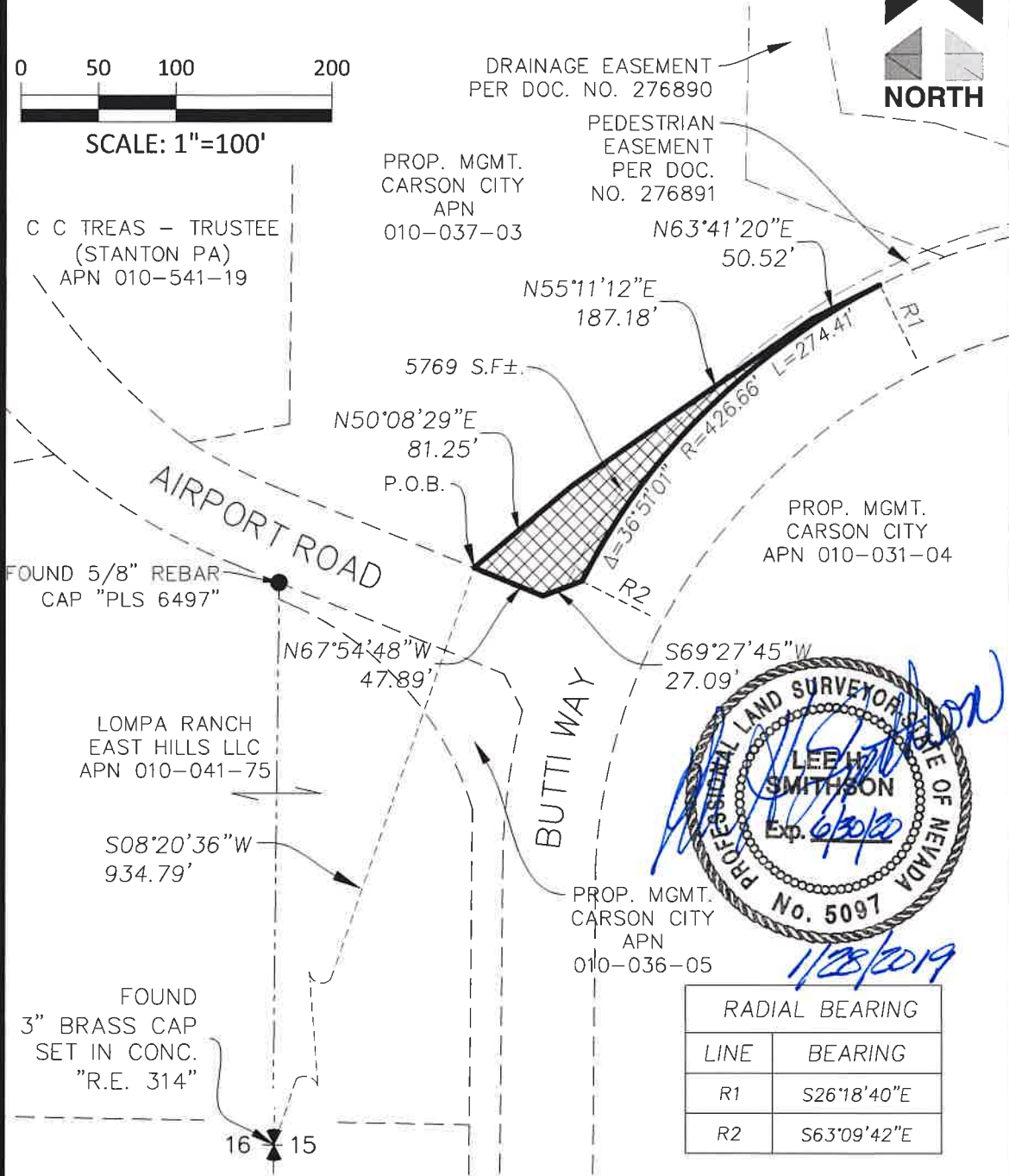
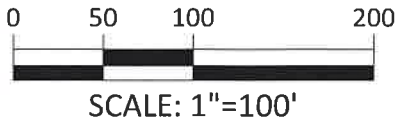
Surveyor's Certificate: I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Lee H. Smithson
Nevada PLS 5097
For and on behalf of


Manhard
CONSULTING
241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



EXHIBIT B-4



| RADIAL BEARING | |
|----------------|-------------|
| LINE | BEARING |
| R1 | S26°18'40"E |
| R2 | S63°09'42"E |

ROW DEDICATION CARSON CITY, NV BUTTI WAY








PROJ. MGR.: LHS
 DRAWN BY: LHS
 DATE: 1/24/19
 SCALE: 1"=100'

© 2008 ALL RIGHTS RESERVED
 841 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-748-3500 fx: 775-748-3580 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **2**
 Ccncnv37 01

EXHIBIT B-4

LEGEND

-  = 1/4 CORNER, FOUND AS NOTED
-  = FOUND MONUMENT AS NOTED
- P.O.B. = POINT OF BEGINNING
- S.F. = SQUARE FEET
-  = ADJACENT PROPERTY LINE
-  = SECTION LINE
-  = EX. EASEMENT LINE
-  = TIE LINE
-  = ROW TO BE DEDICATED

BASIS OF BEARINGS

SOUTH 10°30'31" EAST BETWEEN CARSON CITY CONTROL MONUMENTS CC013 AND CC087 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 403425 DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS AND A COMBINED GRID TO GROUND FACTOR = 1.0002100141. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

| ROW DEDICATION | CARSON CITY, NV | BUTTI WAY |
|---|---|--|
| PROJ. MGR.: <u>LHS</u> DRAWN BY: <u>LHS</u> DATE: <u>1/25/19</u> SCALE: <u>N/A</u> |  <p>Manhard CONSULTING LTD</p> <p><small>841 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-746-8800 fx: 775-748-8580 manhard.com</small> <small>Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers</small> <small>Construction Managers • Environmental Scientists • Landscape Architects • Planners</small></p> | © 2008 ALL RIGHTS RESERVED SHEET <div style="font-size: 2em; text-align: center;">2 OF 2</div> Ccncnv37 01 |