



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** July 18, 2019

**Staff Contact:** Darren Schulz, Public Works Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding a proposed Resolution accepting the dedication of right-of-way from APN 009-854-01, also known as Bonnie Place, as offered on the Final Map of Jackson Village Planned Unit Development recorded as Document Number 493943, Map Number 2963, on April 23, 2019. (Stephanie Hicks, SHicks@carson.org)

Staff Summary: Staff is requesting acceptance of APN 009-854-01 containing a road right-of-way which is located within the Jackson Village Planned Unit Development recorded on April 23, 2019. This parcel was offered for dedication during recordation of the final map. However, the offer of dedication must be accepted by a separate instrument.

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

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### **Proposed Motion**

I move to adopt Resolution No. 2019-R-\_\_\_\_\_.

### **Board's Strategic Goal**

Efficient Government

### **Previous Action**

October 15, 2015. The Board of Supervisors approved the Jackson Village Planned Unit Development (TPUD-15-069), a tentative planned unit development, consisting of 41 single-family detached residential lots, including approval of a special use permit to allow a residential use on property zoned general commercial and variances to allow reduction in the minimum lot size requirement, reduction of the required parking, reduction of the required open space, and reduction of the required periphery setback on property located at 250 Eagle Station Lane, APNs 009-123-28 and -39.

### **Background/Issues & Analysis**

The Jackson Village Planned Unit Development is an infill residential development consisting of 41 single-family residential units on a 3.66 acre site located in the General Commercial zoning district directly to the east of the building currently occupied by Kohls. On October 15, 2015, the Board of Supervisors approved the tentative planned unit development with a special use permit and variances.

On May 11, 2018, the Final Map was submitted for final approval and was found in substantial compliance with the plan as given for tentative approval. APN 009-854-01 containing a road right-of-way was offered for dedication on the Final Map recorded on April 23, 2019; however, the offer must be accepted by a separate instrument.

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

NRS 278.390; CCMC 17.06.025.

**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**

Do not accept dedication of the right-of-way.

Propose alternate motion.

**Attachments:**

1. [Resolution - Jackson Village Subd Acceptance of ROW.docx](#)

2. [Exhibit A - Map 2963.PDF](#)

3. [Location Map - Jackson Village.pdf](#)

**Board Action Taken:**

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

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

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

Aye/Nay

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

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

**RESOLUTION NO. 2019-R-\_\_\_\_\_**

**A RESOLUTION ACCEPTING REAL PROPERTY  
FOR USE AS A PUBLIC STREET  
JACKSON VILLAGE SUBDIVISION  
(BONNIE PLACE)**

**WHEREAS**, it is a function of the City to operate and maintain public streets; and

**WHEREAS**, Bonnie Place, also known as APN 009-854-01, was offered for dedication by the Official Plat of Jackson Village Subdivision, A Planned Unit Development, recorded in the office of the Carson City Clerk-Recorder as file number 493943, Map number 2963, situated in the Southwest 1/4 of Section 29, Township 15 North and Range 20 East, M.D.M., as described and shown in Exhibit "A"; and

**WHEREAS**, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

**WHEREAS**, Carson City Municipal Code 17.06.025 further provides that offers for dedications on parcel maps and planned unit developments require a separate instrument and that if at the time of final map any highways are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date and without further action by the subdivider, rescind its action and open highways for public use, which same shall be recorded in the official city records; and

**WHEREAS**, the Carson City Board of Supervisors finds that the said streets are necessary for public access and it is in the best interest of the public to accept said streets; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Carson City Board of Supervisors pursuant to the authority granted by NRS 278.390 and the Carson City Municipal Code hereby accepts the dedication of the streets hereinabove described.

**BE IT FURTHER RESOLVED**, and hereby ordered that this resolution be recorded in the office of the Carson City Clerk-Recorder.

Upon motion by Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, the foregoing Resolution was passed and adopted this \_\_\_\_th day of \_\_\_\_\_, 20\_\_ by the following vote.

VOTE:           AYES:

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

\_\_\_\_\_

\_\_\_\_\_

NAYS:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ABSENT:

\_\_\_\_\_

ABSTAIN:

\_\_\_\_\_

\_\_\_\_\_  
Robert Crowell, Mayor

ATTEST

\_\_\_\_\_  
Aubrey Rowlett, Clerk- Recorder  
Carson City, Nevada

**OWNER'S CERTIFICATE**

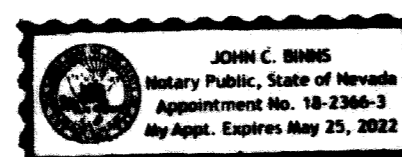
THIS IS TO CERTIFY THAT EAGLE STATION, LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE STREETS, AVENUES AND PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER. THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS NAME.  
I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

EAGLE STATION, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] DATE: 4/16/18  
 JOHN L. ROBERTSON, MEMBER  
 BY: [Signature] DATE: 11/16/18  
 MARY ROBERTSON, MEMBER  
 BY: [Signature] DATE: 11/27/18  
 DAVID R. BECHER, MEMBER  
 BY: [Signature] DATE: 11/27/18  
 CYNTHIA L. BECHER, MEMBER

**NOTARY CERTIFICATE**

STATE OF NV S.S.  
 COUNTY OF Carson City

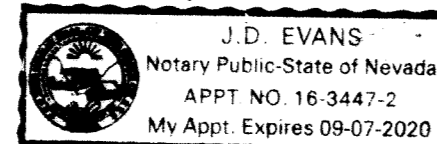


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11-16-2018 BY JOHN L. ROBERTSON AS MEMBER & MARY ROBERTSON AS MEMBER OF EAGLE STATION, LLC, A NEVADA LIMITED LIABILITY COMPANY.

[Signature]  
 NOTARY PUBLIC

**NOTARY CERTIFICATE**

STATE OF NEVADA S.S.  
 COUNTY OF WASHOE



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov 27, 2018 BY DAVID R. BECHER AS MEMBER & CYNTHIA L. BECHER AS MEMBER OF EAGLE STATION, LLC, A NEVADA LIMITED LIABILITY COMPANY.

[Signature]  
 NOTARY PUBLIC

**UTILITY COMPANIES CERTIFICATE**

THE PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

[Signature] DATE: 12/4/18  
 SIERRA PACIFIC POWER COMPANY  
 D/B/A NV ENERGY  
 NAME/TITLE PRINTED: Jake Johnson Land Technician

[Signature]  
 BELL TELEPHONE COMPANY d.b.a. AT&T NEVADA  
 DATE: 4/25/2018

NAME/TITLE PRINTED: CLIFFLOOPER MGR OSP PLANNING  
 CHARTER COMMUNICATIONS  
 DATE: 12-3-18

NAME/TITLE PRINTED: Brandon Thompson Construction Coordinator  
 CARSON CITY UTILITY DEPARTMENT  
 DATE: 4/22/19

NAME/TITLE PRINTED: Dan Stucky / City Engineer

**SOUTHWEST GAS CERTIFICATE:**

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY SOUTHWEST GAS CORPORATION.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT, WITH THE RIGHT TO EXIT THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.

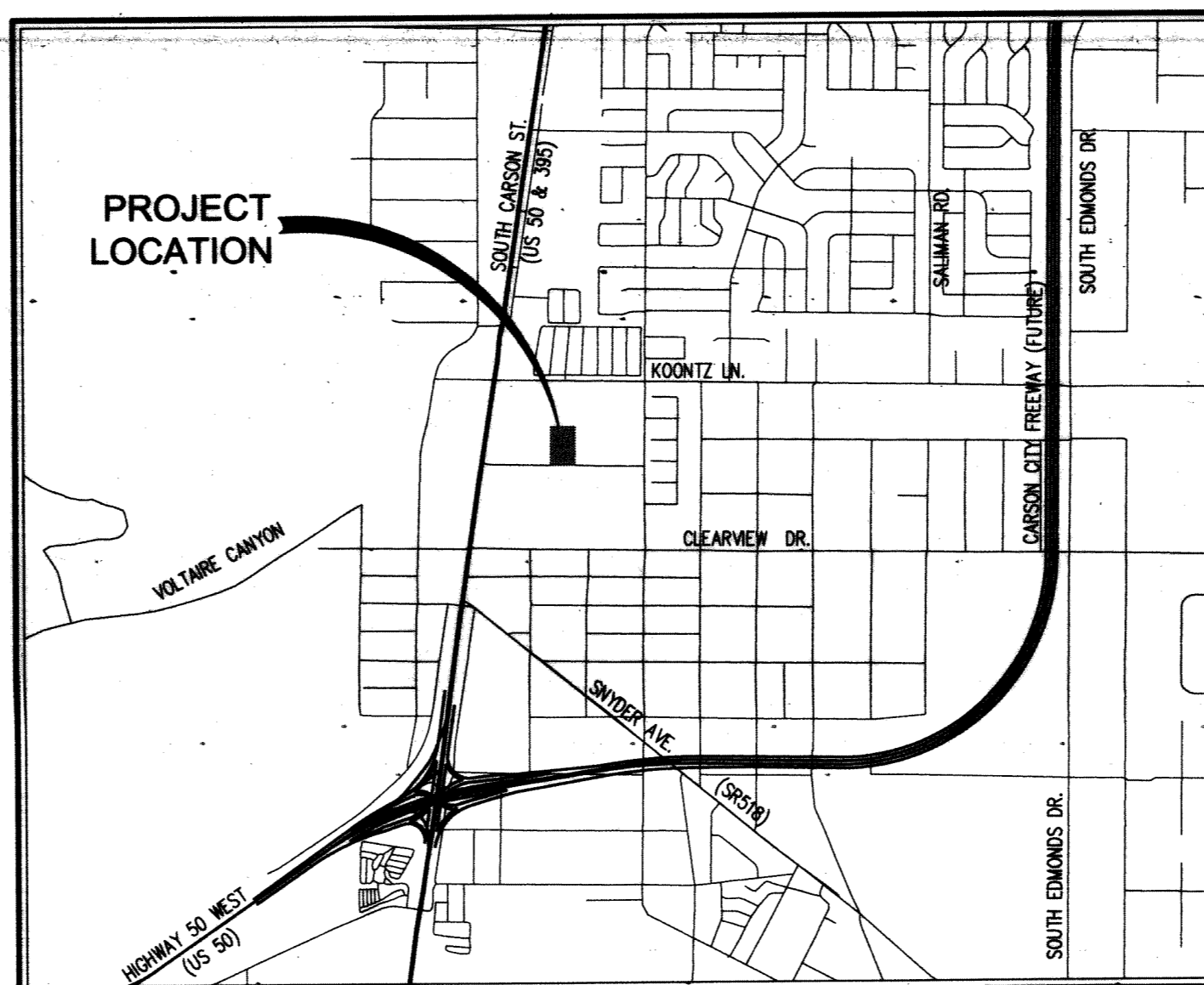
[Signature] DATE: 11/30/18  
 SOUTHWEST GAS

NAME/TITLE PRINTED: Amanda Marucci, Supervisor/Engineering

**REFERENCES**

1. PARCEL MAP NO. 941, RECORDED OCTOBER 20, 1982.
2. PARCEL MAP NO. 2020, RECORDED SEPTEMBER 8, 1993.
3. FINAL MAP NO. 2706, RECORDED JANUARY 20, 2009.
4. RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010.

OFFICIAL PLAT OF  
**JACKSON VILLAGE SUBDIVISION**  
 A PLANNED UNIT SUBDIVISION



**VICINITY MAP**

**LAND USE SUMMARY**

41 RESIDENTIAL LOTS = ±2.44 ACRES  
 9 COMMON AREAS = ±25,126 S.F.  
 RIGHT-OF-WAY = ±29,401 S.F.  
 TOTAL AREA = ±3.66 ACRES

**PLANNING DIVISION 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 15TH DAY OF OCTOBER, 2015, AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAS BEEN SATISFIED. THE FINAL MAP OF THE PLANNED UNIT DEVELOPMENT SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION ON THE 22nd DAY OF APRIL, 2019.

[Signature] DATE: 4/22/19  
 LEE PLEMEL, AICP,  
 COMMUNITY DEVELOPMENT DIRECTOR

**DIVISION OF WATER RESOURCES**

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

[Signature] DATE: 4/17/19  
 DIVISION OF WATER RESOURCES

NAME/TITLE PRINTED: Malcolm J. Wilson, Manager 2, P.E.

**TITLE COMPANY CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW: DEED OF TRUST DOCUMENT NO. 488567

BY: [Signature] DATE: 11-30-18  
 TICOR TITLE OF NEVADA, INC. TAMMY MAH, T2LS OFFICER  
 PRINTED NAME:

**NEVADA DIVISION OF ENVIRONMENTAL PROTECTION**

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL 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] P.E. DATE: 4-11-19  
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,  
 BUREAU OF WATER POLLUTION CONTROL  
 NAME/TITLE PRINTED: PATRICK A. Mohn, P.E.

**CITY ENGINEER'S CERTIFICATE**

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION 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. 278 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 SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

[Signature] DATE: 4/22/19  
 DAN STUCKY, PE,  
 CITY ENGINEER

**TREASURER'S CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N.'s 009-123-38 & 009-123-39.

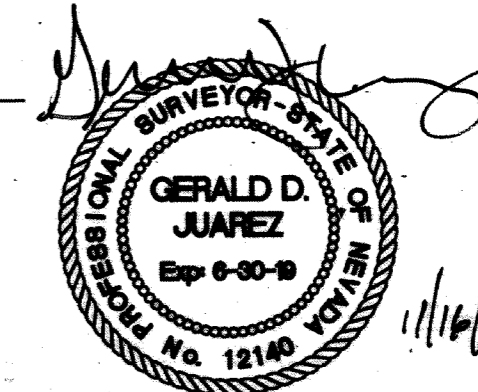
[Signature] DATE: 4-22-19  
 TREASURER

**SURVEYOR'S CERTIFICATE**

I, GERALD D. JUAREZ, 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 EAGLE STATION, LLC, A NEVADA LIMITED LIABILITY COMPANY.
2. THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 7, 2017.
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 NOVEMBER, 2019 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

GERALD D. JUAREZ P.L.S.  
 NEVADA CERTIFICATE NO. 12140



**CARSON CITY CLERK**

THE CITY HAS APPROVED THE MAP AND DEFERRED ON THE BEHALF OF THE PUBLIC ANY PARCELS OF LAND OFFERED FOR DEDICATION FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF THE OFFER OF DEDICATION.

[Signature] DATE: 4-23-2019  
 CLERK  
[Signature]

**CLERK-RECORDER'S CERTIFICATE**

FILED FOR RECORD THIS 23rd DAY OF April, 2019 AT 2:54 PM

IN BOOK 11, PAGE 2963 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA AT THE REQUEST OF EAGLE STATION, LLC.

RECORDING FEE: \$ 7000  
 FILE NO.: 493943

[Signature] DATE: 4-23-2019  
 CLERK RECORDER  
[Signature]

FPUD-18-081

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A MERGER & RESUBDIVISION FINAL MAP FOR  
**JACKSON VILLAGE SUBDIVISION**  
 BEING A MERGER & RESUBDIVISION OF LOT 1 AND LOT 2  
 EAGLE VILLAGE CONDOMINIUMS PHASE 1 MAP NO. 2706  
 SITUATE WITHIN THE SW 1/4 OF SECTION 29, T.15N., R.20E., M.D.M.

CARSON CITY NEVADA

**Manhard CONSULTING LTD**

1 OF 2 SHEETS

DRAWN BY: GDJ  
 DATE: 6/28/18  
 PROJ. CODE: POI.CCNV  
 PROJ. #: 01

2963-A

DOCUMENT NO:

E 1/4 CORNER SEC. 29,  
T.15N, R.20E, M.D.M.  
NOTHING FOUND  
RECORD INFO ONLY

FOUND CARSON CITY GPS  
CONTROL POINT NO. 36  
2 1/2-INCH BRASS DISK  
STAMPED "CC036 2010"  
N 14724101.26'  
E 2290346.14'  
GROUND

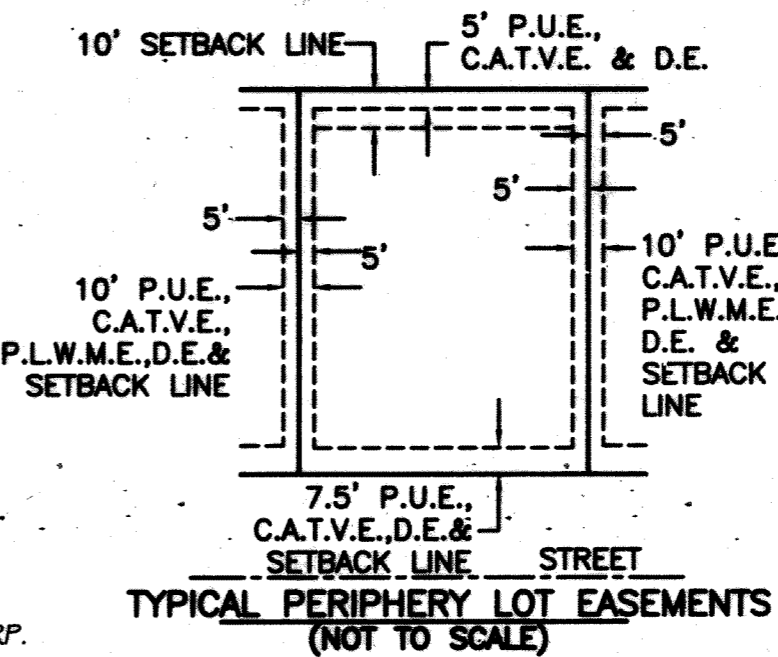
**NOTES:**

- A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY GRANTED, 5 FEET IN WIDTH COINCIDENT WITH ALL REAR AND SIDE LOT LINES AND 10 FEET IN WIDTH COINCIDENT WITH ALL PUBLIC ROADWAY RIGHT-OF-WAYS DEDICATED HEREON. PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- ALL ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- A BLANKET PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHT-OF-WAYS, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH TENTATIVE MAP (TPUD-15-069).
- NO BUILDING PERMIT SHALL BE ISSUED PRIOR TO THE PROPER ABANDONMENT OF ANY WELL OR SEPTIC SYSTEM LOCATED ON THE PROPERTY SHOWN HEREON. THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THIS SITE.
- ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- FEMA FLOOD ZONE NOTES: FIRM MAP 3200010094E REVISED JANUARY 16, 2009. ZONE X - ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A PRIVATE LANDSCAPE WALL MAINTENANCE EASEMENT IS HEREBY GRANTED 5 FEET IN WIDTH COINCIDENT WITH ALL SIDE LOT LINES FOR THE BENEFIT OF THE OWNERS OF SAID ADJACENT LOTS.
- A BLANKET DRAINAGE, SANITARY SEWER, STORM DRAIN, WATER FACILITIES AND LANDSCAPE MAINTENANCE EASEMENT IS HEREBY GRANTED TO CARSON CITY OVER ALL COMMON AREAS SHOWN HEREON.
- THE DISTANCES SHOWN FOR THE RIGHT-OF-WAY WIDTHS ARE TYPICAL UNLESS OTHERWISE INDICATED.
- THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
- THE MASTER PLAN DESIGNATION FOR THIS PROPERTY IS COMMUNITY/REGIONAL COMMERCIAL AND ZONING IS GENERAL COMMERCIAL.
- THE LANDSCAPE WALLS WILL BE MAINTAINED BY THE HOMEOWNER.
- WHEN LOTS/RESIDENCES ARE NOT PROVIDED A 2-CAR GARAGE, SINGLE CAR GARAGES WILL BE PROVIDED WITH A DRIVEWAY DEPTH OF NOT LESS THAN 18.50 FEET FROM THE FACE OF THE GARAGE FOUNDATION LINE TO THE FRONT PROPERTY LINE. TWO CAR GARAGE DRIVEWAYS SHALL NOT HAVE A DEPTH LESS THAN 5' FEET FROM THE FACE OF THE GARAGE FOUNDATION LINE TO THE DRIVEWAY APPROACH PROPERTY LINE.
- THIS PROJECT IS SUBJECT TO THE CCARS RECORDED IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AS FILE NO. 493942, FILED 4/123 2019.
- REFERENCE MONUMENTS WILL BE SET ON LINE, TWO FEET (2) WITHIN THE INTERIOR BOUNDARY.

CURVE	LENGTH	RADIUS	DELTA
C45	3.10'	2.50'	71°07'53"
C46	3.01'	2.50'	69°02'58"
C47	46.47'	29.50'	90°15'25"
C48	89.03'	56.83'	89°45'13"
C49	89.68'	56.83'	90°24'38"
C50	88.86'	56.83'	89°34'44"
C51	89.53'	56.83'	90°15'26"
C52	14.92'	9.50'	90°00'00"
C53	14.92'	9.50'	90°00'00"
C56	5.50'	3.50'	90°00'00"
C57	5.50'	3.50'	90°00'00"
C58	11.00'	3.50'	180°00'00"
C59	5.50'	3.50'	90°00'00"
C60	5.50'	3.50'	90°00'00"
C61	11.00'	3.50'	180°00'00"

CURVE	LENGTH	RADIUS	DELTA
C1	37.70'	24.00'	90°00'00"
C2	31.42'	20.00'	90°00'00"
C3	31.42'	20.00'	90°00'00"
C4	37.70'	24.00'	90°00'00"
C5	67.61'	43.16'	89°45'13"
C6	68.11'	43.16'	90°24'38"
C7	67.48'	43.16'	89°34'44"
C8	67.99'	43.16'	90°15'25"
C13	9.83'	56.83'	9°54'47"
C14	27.02'	56.83'	27°14'27"
C15	20.56'	56.83'	20°43'52"
C16	21.31'	56.83'	21°29'02"
C17	10.30'	56.83'	10°23'05"
C18	20.71'	56.83'	20°52'41"
C19	20.35'	56.83'	20°31'05"
C20	20.22'	56.83'	20°23'21"
C21	25.38'	56.83'	25°34'54"
C22	3.02'	56.83'	3°02'38"
C23	32.00'	56.83'	32°15'55"
C24	20.47'	56.83'	20°38'25"
C25	23.90'	56.83'	24°05'49"
C26	12.47'	56.83'	12°34'35"
C27	10.95'	56.83'	11°02'26"
C28	23.35'	56.83'	23°32'24"
C29	20.12'	56.83'	20°16'54"
C30	24.17'	56.83'	24°22'11"
C31	10.94'	56.83'	11°01'30"
C32	5.57'	20.00'	15°57'43"
C33	25.84'	20.00'	74°02'17"
C34	27.93'	24.00'	66°40'55"
C35	9.77'	24.00'	23°19'05"
C36	9.77'	24.00'	23°19'02"
C37	27.93'	24.00'	66°40'55"
C38	25.84'	20.00'	74°02'17"
C39	5.57'	20.00'	15°57'43"
C40	46.21'	29.50'	89°45'13"
C41	3.01'	2.50'	69°02'58"
C42	3.00'	2.50'	68°38'32"
C43	46.55'	29.50'	90°24'38"
C44	46.12'	29.50'	89°34'44"

LINE	BEARING	LENGTH
L1	S00°53'57"W	10.67'
L2	S89°06'03"E	19.98'
L3	S89°06'03"E	19.00'
L4	N00°53'57"E	10.67'
L5	N38°03'10"E	17.32'
L6	N34°29'43"W	22.36'
L7	S47°57'04"E	28.24'
L8	N53°58'08"E	22.49'
L9	N00°36'42"E	24.92'
L10	S00°32'16"W	23.70'
L11	S89°20'50"E	1.49'
L12	S89°21'28"E	1.51'
L14	S89°06'03"E	7.00'
L15	N00°53'57"E	28.84'
L16	N00°53'57"E	15.50'
L17	N00°53'57"E	30.00'
L18	N00°53'57"E	17.00'
L19	S00°53'57"W	17.00'

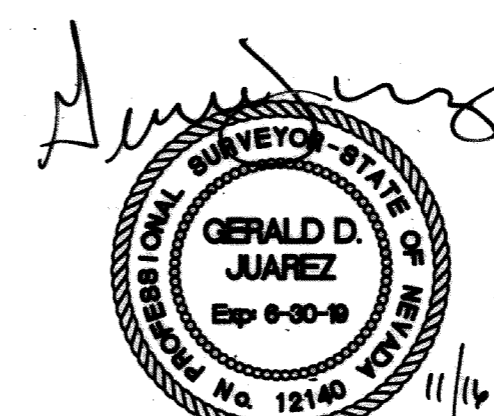


**LEGEND**

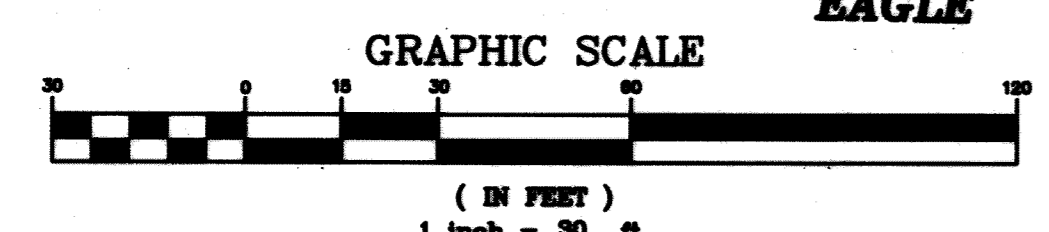
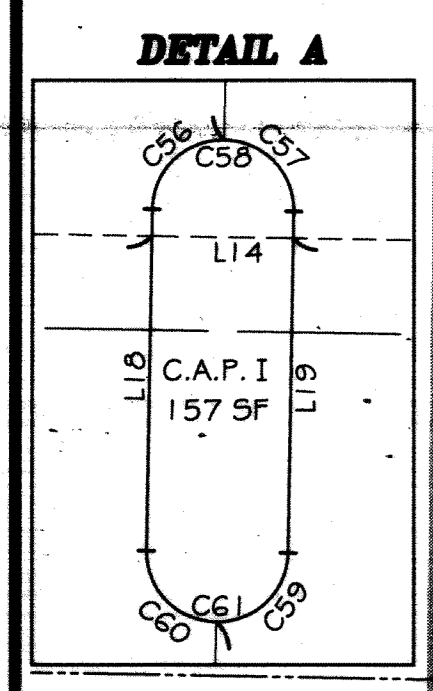
- ▲ FOUND 5/8" REBAR W/ CAP "PLS 12140" OR SCRIBE ON PROPERTY LINE EXTENDED
- FOUND AS NOTED
- ⊕ FOUND P.L.S.S. SECTION CORNER AS NOTED
- FOUND CARSON CITY GPS CONTROL AS NOTED
- SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE ON PROPERTY LINE EXTENDED
- SET REFERENCE MONUMENT 5/8" REBAR W/ CAP "PLS 12140" SEE NOTE 20
- ⊙ SET STANDARD STREET CENTERLINE MONUMENT
- × DIMENSION POINT, NOTHING FOUND OR SET
- C.A.P. A COMMON AREA
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.L.W.M.E. PRIVATE LANDSCAPE WALL MAINTENANCE EASEMENT
- C.A.T.V.E. CABLE TV EASEMENT

**LAND USE SUMMARY**

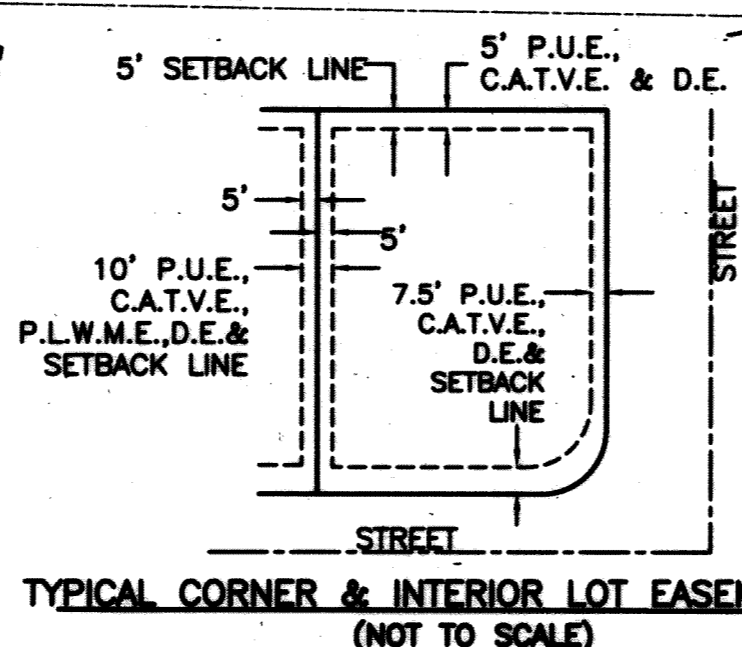
41 LOTS = ±2.42 ACRES  
 9 COMMON AREAS = ±25,126 S.F. OR ±0.57 ACRES  
 RIGHT-OF-WAY = ±29,401 S.F. OR ±0.67 ACRES  
 TOTAL AREA = ±3.66 ACRES



FOUND CARSON CITY GPS  
CONTROL POINT NO. 69  
2 1/2-INCH BRASS DISK  
STAMPED "CC069 2010"  
N 14721812.16'  
E 2290971.74'  
GROUND



**BASIS OF BEARINGS**  
 NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD27, CARSON CITY MODIFIED AS DETERMINED FROM G.P.S. OBSERVATIONS OF THE FOUND MONUMENTS "HILL" AND 230103L, USING THE GROUND COORDINATES AS PUBLISHED BY THE CITY OF CARSON. COMBINED GROUND TO GRID SCALE FACTOR: 0.9997992943. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO TRANSLATE FROM NAD27 TO NAD83/84 MOVE GRID COORDINATES NORTH 09°11'43" EAST A DISTANCE OF 13,294.177.17 FEET.

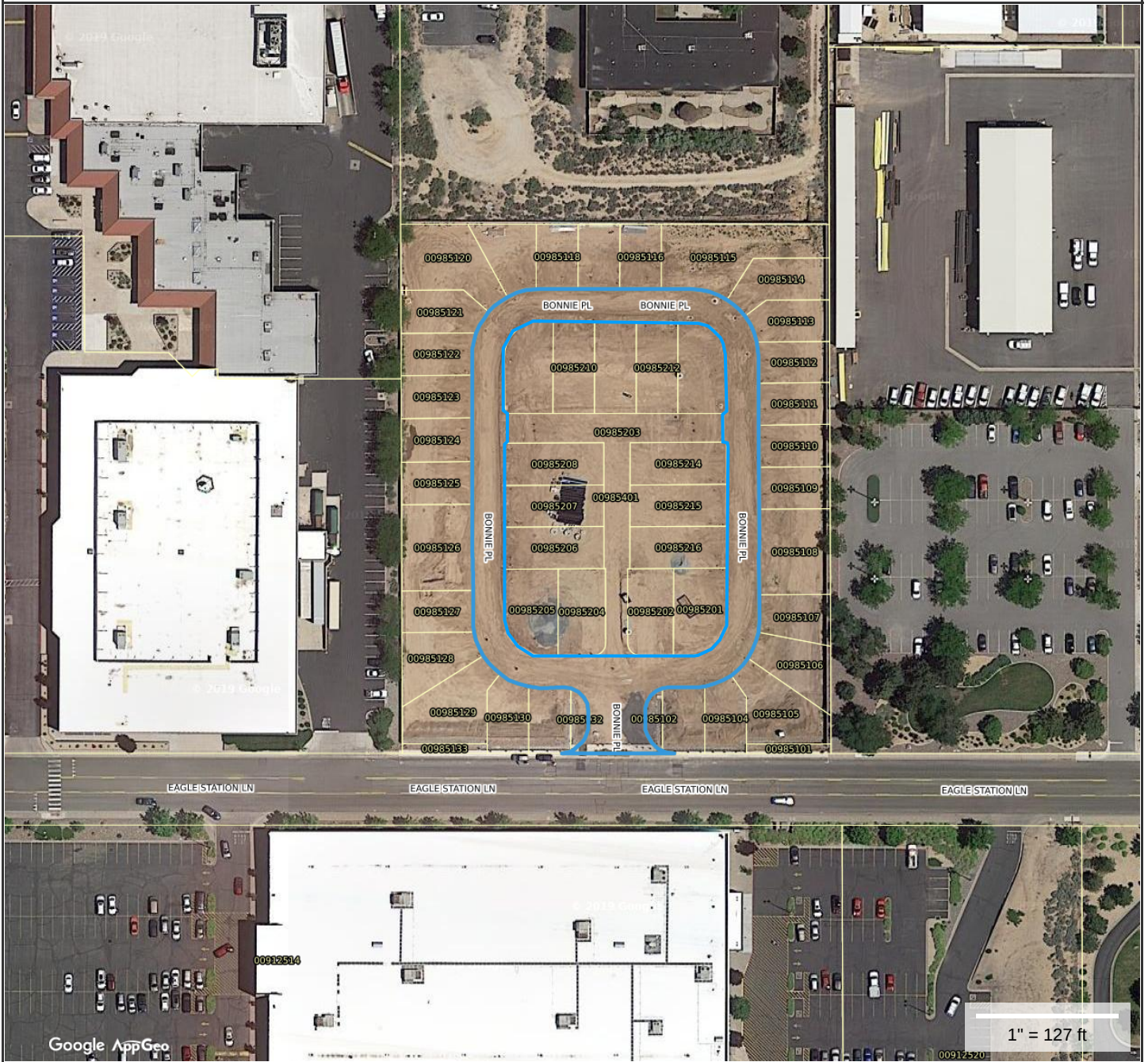


A MERGER & RESUBDIVISION FINAL MAP FOR  
**JACKSON VILLAGE SUBDIVISION**  
 BEING A MERGER & RESUBDIVISION OF LOT 1 AND LOT 2  
 EAGLE VILLAGE CONDOMINIUMS PHASE 1 MAP NO. 2706  
 SITUATE WITHIN THE SW 1/4 OF SECTION 29, T.15N., R.20E., M.D.M.  
 CARSON CITY, NEVADA

**Manhard CONSULTING LTD.**  
 8880 Double R Boulevard, Suite 101, Reno, NV 89521 ph:775-748-8800 fax:775-748-8880  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: DAB  
 DATE: 9/25/17  
 PROJ. CODE: POL/CCNV  
 PROJ. #: 01  
 SHEET 2 OF 2

# Jackson Village APN 009-854-01



**Property Information**

**Property ID** 00985401  
**Location** BONNIE PL  
**Owner** EAGLE STATION LLC  
**Acres** 0.68



[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