



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 007-653-02, also known as a portion of Combs Canyon Road, N. Ormsby Boulevard, Red Leaf Drive, and White Hawk Lane as offered on the Final Map of Silver Oak Phase 23A of the Silver Oak Planned Unit Development recorded as Map Number 2962 on April 23, 2019. (Stephanie Hicks, SHicks@carson.org)

Staff Summary: Staff is requesting acceptance of APN 007-653-02 containing road a right-of-way which is located within Phase 23A of the Silver Oak 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

Proposed Motion

I move to adopt Resolution No. 2019-R-_____.

Board's Strategic Goal

Efficient Government

Previous Action

September 16, 1993 - Silver Oak Planned Unit Development (PUD) Tentative Map was approved by the Board of Supervisors.

Background/Issues & Analysis

The Silver Oak Planned Unit Development (PUD) Tentative Map was approved by the Board of Supervisors on September 16, 1993. Following the approval, Final Maps were submitted for subsequent phases of the development. Carson City has accepted the right-of-way offered for previous phases of the project.

On July 31, 2018, the Tentative Map for Phase 23A was submitted to the Carson City Community Development Department and was found to be in substantial conformance with the PUD Tentative Map. APN 007-653-02 containing road right-of-way was offered for dedication on the Phase 23A 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 adopt Resolution No. 2018-R-_____ accepting the dedication of right-of-way.

Propose alternate motion.

Attachments:

1. [Resolution - Silver Oak Phase 23A Acceptance of ROW.docx](#)

2. [Exhibit A - Map 2962.PDF](#)

3. [Location Map - Silver Oak Phase 23A.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

NAYS:

ABSENT:

ABSTAIN:

Robert Crowell, Mayor

ATTEST

Aubrey Rowlett, Clerk-Recorder
Carson City, Nevada

FINAL MAP OF SILVER OAK, PHASE 23A

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE 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.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

THE SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP BY: GTS PARTNERS, INC., A NEVADA CORPORATION - GENERAL PARTNER

BY: [Signature] DATE: _____

PRINTED NAME: Mark B. Turner TITLE: V.P.

NOTARY CERTIFICATE

STATE OF NEVADA
COUNTY OF CARSON CITY } SS

ON THIS 12th DAY OF MARCH, 2019, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK B. TURNER AS Vice President OF GTS PARTNERS, INC., A NEVADA CORPORATION, THE GENERAL PARTNER OF SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

[Signature]
NOTARY PUBLIC



TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, OWNER OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED January 21, 2019 FOR THE BENEFIT OF THE COUNTY OF CARSON CITY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

WESTERN TITLE COMPANY

BY: [Signature] 1-23-19
DEBBIE CIMIOTTI, TITLE OFFICER DATE

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.

Malcolm J. Wilson, P.E. 3/1/2019
DIVISION OF WATER RESOURCES DATE

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN: 007-552-42

BY: [Signature] 4-23-19
TREASURER DATE

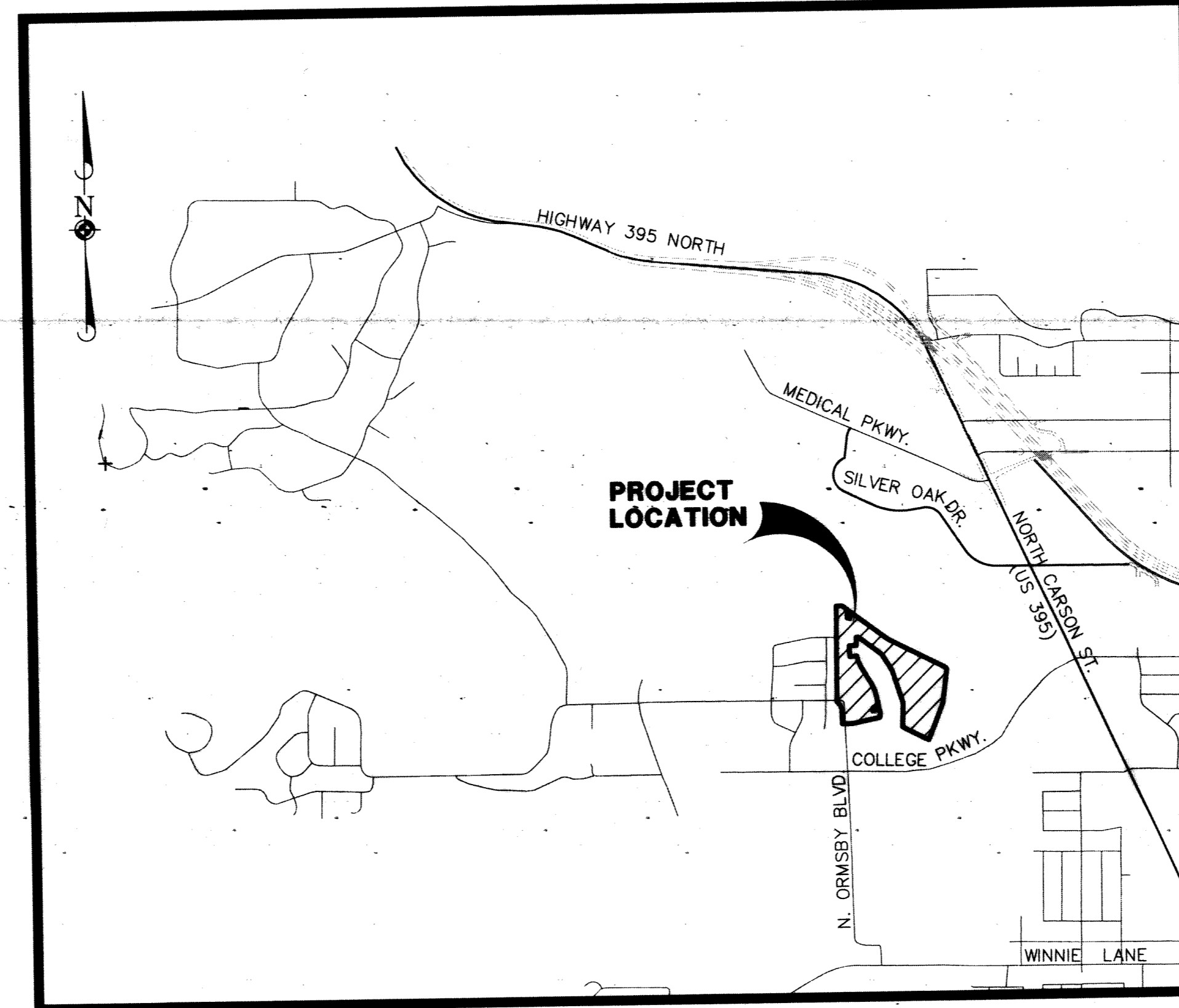
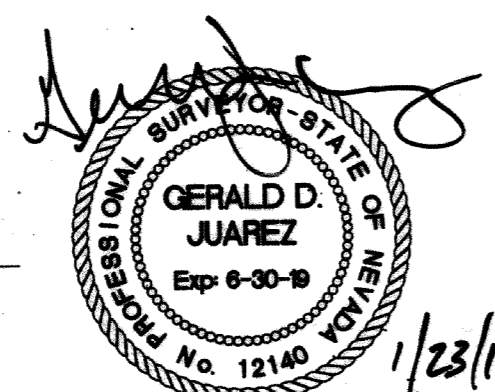
ATTEST

SURVEYOR'S CERTIFICATE:

I, GERALD D. JUAREZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THE SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP;
- THE LANDS SURVEYED LIE WITHIN SECTION 6, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON JANUARY 5, 2018;
- 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;
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY JUNE 30, 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



VICINITY MAP
NOT TO SCALE

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 PRECIPITATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

REZ 3/11/19
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL DATE

NOTES

- THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PROPERTY IS SINGLE FAMILY-12,000, PLANNED UNIT DEVELOPMENT (SF12-P).
- THE CURRENT MASTER PLAN DESIGNATION IS MEDIUM DENSITY RESIDENTIAL (MDR), AND PARKS & RECREATION (P&R).
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
- 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 OTHER 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 UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY, ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SILVER OAK PUD DEVELOPMENT AGREEMENT AND THE PLANNED UNIT DEVELOPMENT APPLICATION (P-93/94-1).
- THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS OR STRUCTURES ON THE SUBJECT PROPERTY.
- ALL PUBLIC RIGHTS-OF-WAY SHOWN AND COMMON AREA C ARE OFFERED FOR DEDICATION TO CARSON CITY. ALL OTHER COMMON AREAS SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, CENTERED ABOUT THE PROPERTY LINE IS HEREBY GRANTED ALONG ALL SIDE PROPERTY LINES.
- A PUBLIC UTILITY EASEMENT 5 FEET IN WIDTH LOCATED WITHIN EACH LOT IS HEREBY GRANTED ADJACENT TO THE REAR PROPERTY LINE.
- A PUBLIC UTILITY EASEMENT, 10 FEET IN WIDTH, IS HEREBY GRANTED ADJACENT TO ALL DEDICATED RIGHTS-OF-WAY.
- ALL LOTS INCLUDED WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE REQUIRED TO CONNECT TO CARSON CITY WATER AND SANITARY SEWER SERVICE.
- THE PARCELS ARE WITHIN FLOOD ZONES X (SHADED), 0.2% ANNUAL CHANCE FLOOD AREAS, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AE, FLOODWAY CHANNEL OF THE STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANELS 3200010083F & 3200010084F, EFFECTIVE FEBRUARY 19, 2014, AND PANEL 3200010092G, EFFECTIVE DECEMBER 22, 2016.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND THE CARSON CITY UTILITY DEPARTMENT.

[Signature] 1/23/19
SIERRA PACIFIC POWER COMPANY dba NV ENERGY DATE
NAME/TITLE (PRINT): Jake Johnson Land Technician

[Signature] 1-23-19
NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA DATE
NAME/TITLE (PRINT): Curt Coorse MGR OSP PLANNING

[Signature] 2-12-19
CHARTER COMMUNICATIONS DATE
NAME/TITLE (PRINT): Brandon Thompson / Construction Coordinator

[Signature] 1/23/19
CARSON CITY UTILITY DEPARTMENT DATE
NAME/TITLE (PRINT): Dan Stucky / City Engineer

SOUTHWEST GAS CERTIFICATE:

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL

SOUTHWEST GAS COMPANY

SIGNATURE: [Signature] DATE: 1/20/19

PRINTED NAME: Amanda Marucci

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

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

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] 4/22/19
DATE
PRINT NAME: Dan Stucky CITY ENGINEER

BOARD OF SUPERVISORS APPROVAL

ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE TENTATIVE MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS _____ DAY OF _____, 20____.

MAYOR

CITY CLERK

CARSON CITY CLERK

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON IS BEING REJECTED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390.

[Signature] 4-23-2019
CITY CLERK DATE

CLERK-RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 23rd DAY OF Apr, 2019, AT 2:29 pm IN

BOOK 11, PAGE 2962 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AT THE REQUEST OF THE SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP.

RECORDING FEE: 80.00 FILE No. 493941

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

FINAL MAP OF SILVER OAK, PHASE 23A
A DIVISION OF PARCEL B-1 OF LLA MAP NO. 2927
SITUATE WITHIN SECTION 6, TOWNSHIP 15 N., RANGE 20 E., MOUNT DIABLO BASE & MERIDIAN

CARSON CITY NEVADA

Manhard CONSULTING LTD

DRAWN BY: LM
DATE: 06/08/2018
PROJ. CODE: SOD.CCNV01
PROJ. #: 01
SHEET 1 OF 3

8880 Double R Boulevard, Suite 101, Reno, NV 89521 ph: 775-746-9900 fx: 775-746-9980 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

REFERENCES:

1. FINAL MAP FOR SILVER OAK PHASE 4, RECORDED JUNE 26, 1996 AS FILE NO. 190941 IN BOOK 8, PAGE 2176, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
2. FINAL MAP FOR SILVER OAK PHASE 8, RECORDED FEBRUARY 13, 1998 AS FILE NO. 213633 IN BOOK 8, PAGE 2259, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
3. LOT LINE ADJUSTMENT LLA-16-009, AND RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR THE THOMAS D. BROWN AND LILA BROWN FAMILY TRUST, ET. AL., RECORDED DECEMBER 29, 2016 AS FILE NO. 471106 AND FILE NO. 471107, BOOK 10, PAGE 2900, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
4. FINAL MAP FOR UNIVERSITY HEIGHTS UNIT NO. 1, RECORDED SEPTEMBER 4, 1984 AS FILE NO. 30034 IN BOOK 4, PAGE 1086, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
5. FINAL MAP FOR UNIVERSITY HEIGHTS UNIT NO. 2, RECORDED AUGUST 26, 1987 AS FILE NO. 61967 IN BOOK 5, PAGE 1525, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
6. RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT RECORDED NOVEMBER 13, 2017 AS FILE NO. 480379 IN BOOK 10, PAGE 2927, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

BASIS OF BEARINGS:

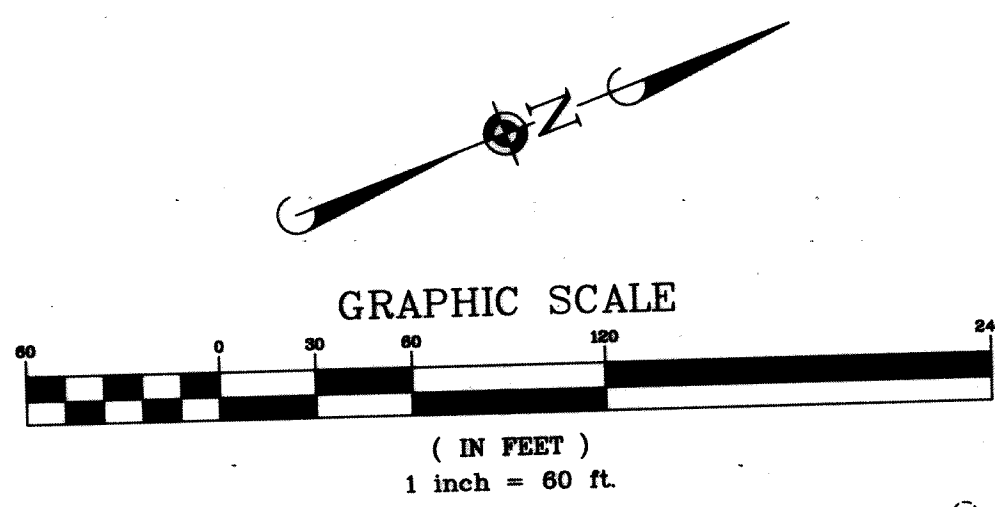
GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND VALUES.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES IN U.S. FEET.

LAND USE SUMMARY:

30 RESIDENTIAL LOTS	= ±6.70	ACRES
PARCEL A	= ±17.56	ACRES
PARCEL B	= ±2.59	ACRES
PARCEL C	= ±2.59	ACRES
PARCEL D	= ±3.06	ACRES
4 COMMON AREAS	= ±0.43	ACRES
RIGHT-OF-WAY	= ±2.36	ACRES
TOTAL AREA	= ±35.29	ACRES



LEGEND:

- SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH CAP, PLS 5097
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/CAP PLS 17044
- SET STANDARD STREET CENTERLINE MONUMENT IN WELL, PLS 17044
- FOUND STANDARD STREET CENTERLINE MONUMENT IN WELL
- NOTHING FOUND OR SET. DIMENSION POINT ONLY
- FOUND CARSON CITY CONTROL MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (R1) RECORDED DOCUMENT REFERENCE NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- BOUNDARY OF SURVEY
- LOT LINE
- ADJACENT LOT LINE
- CENTERLINE
- SURVEY TIE
- RECORD EASEMENT LINE
- FEMA DESIGNATION

FINAL MAP OF
SILVER OAK, PHASE 23A
 A DIVISION OF PARCEL B-1 OF LLA MAP NO. 2927
 SITUATE WITHIN SECTION 6, TOWNSHIP 15 N., RANGE 20 E.,
 MOUNT DIABLO BASE & MERIDIAN
 CARSON CITY, NEVADA

Manhard CONSULTING LTD.
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JLM
 DATE: 06/08/2018
 PROJ. CODE: SOD.CONV01
 PROJ. #: 01

2 SHEET OF 3

MAP 2962B

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BASIS OF BEARINGS:

GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND VALUES.

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ADDITIONAL NOTES:

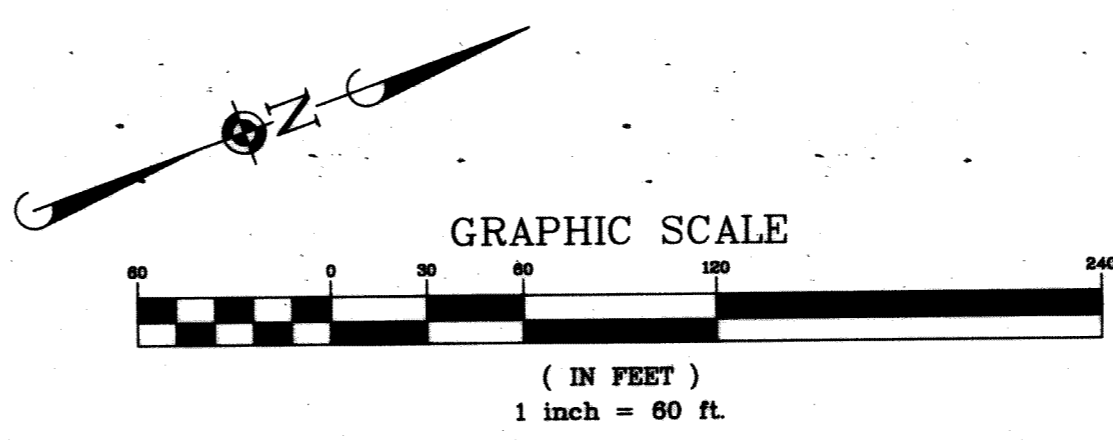
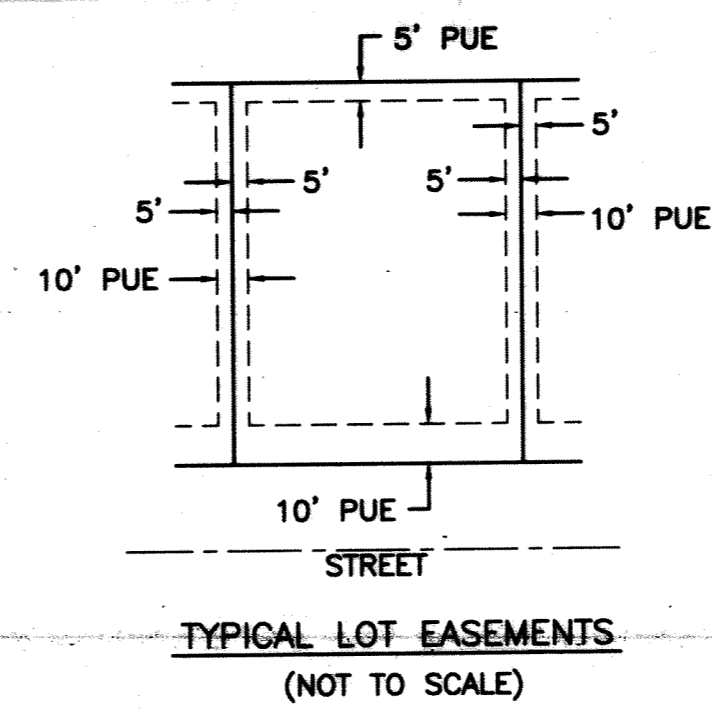
PER CARSON CITY PLANNING COMMISSION VARIANCE VAR-18-179, APPROVED ON JANUARY 30, 2019:

THE SUPPLEMENTAL DIMENSIONAL CRITERIA APPROVED IS AS FOLLOWS:

- FRONT SETBACK: 12 FEET, REAR SETBACK: 10 FEET ALONG A GOLF COURSE, NOT INCLUDING COVERED PATIOS AND DECKS, 15 FEET IF NOT ALONG A GOLF COURSE, NOT INCLUDING PATIOS AND DECKS, SIDE SETBACK: 5 FEET, NOT INCLUDING COVERED PATIOS AND DECKS. STREET SIDE SETBACK: 10 FEET, NOT INCLUDING COVERED PATIOS AND DECKS.
- MAXIMUM BUILDING HEIGHT: 28 FEET UTILIZING THE METHODOLOGY OF THE BUILDING CODE.
- ON IRREGULAR SHAPED LOTS, MINIMUM DRIVEWAY LENGTH FOR FRONT LOADING GARAGES FROM PROPERTY LINE TO GARAGE DOOR MUST AVERAGE 18 FEET. GARAGE POP-OUTS MAY ENCRoACH INTO THE 18 FOOT SETBACK AS LONG AS THE GARAGE DOOR AVERAGES 18 FEET FROM THE PROPERTY LINE.
- SIDE LOAD GARAGES DO NOT HAVE A MINIMUM DRIVEWAY LENGTH BUT MUST FOLLOW THE 12 FOOT MINIMUM FROM FRONT PROPERTY LINE TO RESIDENTIAL STRUCTURE.
- RV GARAGE STORAGE BAYS MUST BE 12 FEET FROM THE PROPERTY LINE. HOMES WITH RV GARAGES MUST HAVE NO LESS THAN TWO DRIVEWAY PARKING STALLS THAT ARE 18 FEET IN MINIMUM LENGTH. RV GARAGE STORAGE BAYS ARE DEFINED AS A GARAGE BAY WITH A DOOR HEIGHT OF 10 FEET MINIMUM AND INTERIOR DEPTH MINIMUM OF 25 FEET.
- NOTWITHSTANDING THE ABOVE, DEVELOPMENT STANDARDS FOR LOTS ADJACENT TO UNIVERSITY HEIGHTS LOTS WILL HAVE A 20 FOOT SETBACK FROM THE SHARED PROPERTY LINE WITH THE RESIDENTIAL LOT AT UNIVERSITY HEIGHTS, BE LIMITED TO ONE STORY IN HEIGHT, AND HAVE A MINIMUM BUILDING HEIGHT OF 22 FEET.
- A BLANKET DRAINAGE EASEMENT IS HEREBY GRANTED OVER LOTS 9 THRU 18 AND PARCEL C.

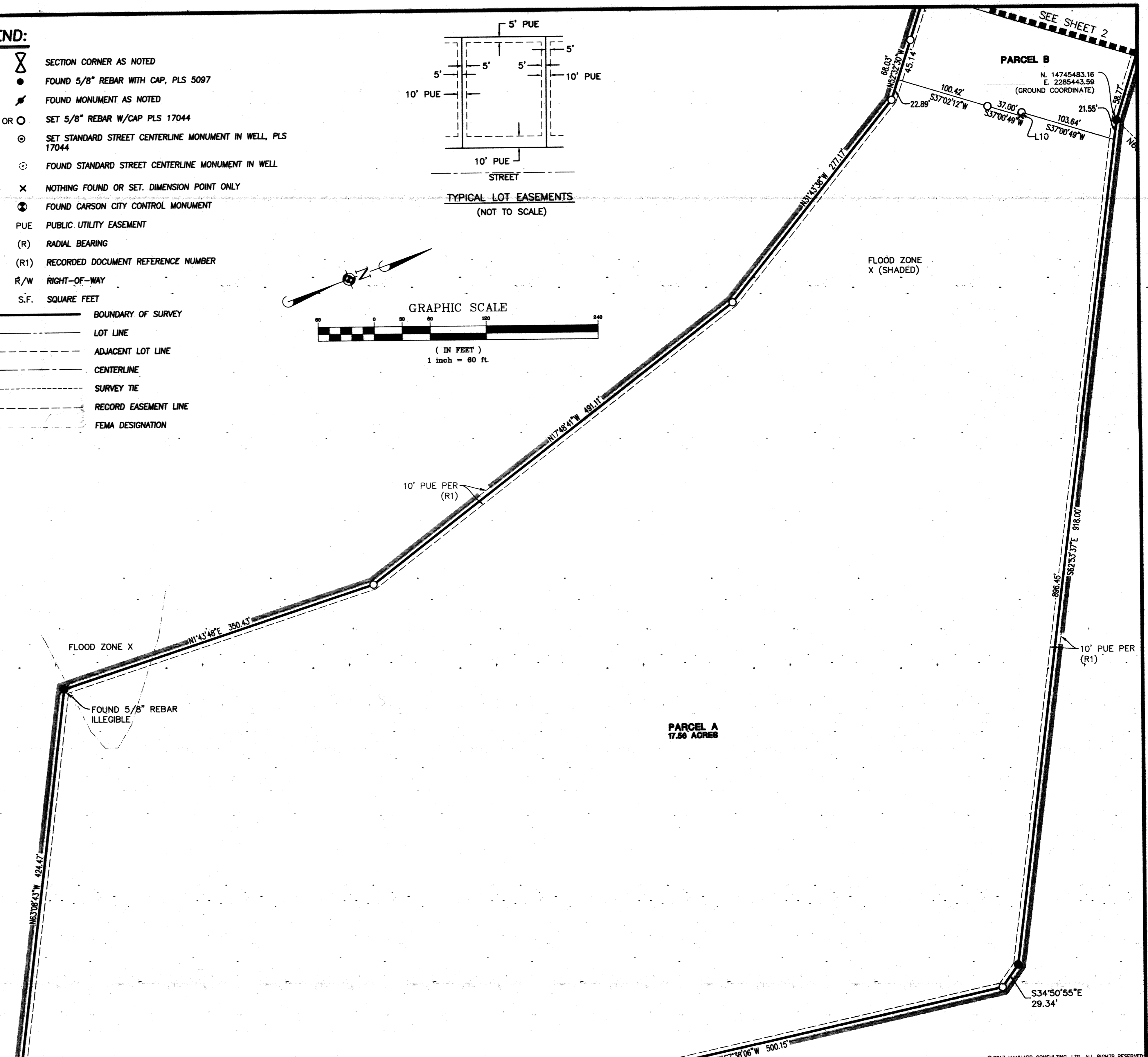
LEGEND:

- SECTION CORNER AS NOTED
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- FOUND MONUMENT AS NOTED
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- SET STANDARD STREET CENTERLINE MONUMENT IN WELL, PLS 17044
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- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET
- BOUNDARY OF SURVEY
- LOT LINE
- ADJACENT LOT LINE
- CENTERLINE
- SURVEY TIE
- RECORD EASEMENT LINE
- FEMA DESIGNATION



Line #	Length	Direction
L1	16.90	S30° 53' 59"E
L2	5.00	S59° 06' 01"W
L3	37.00	S30° 53' 59"E
L4	17.00	S30° 53' 59"E
L5	5.00	N59° 06' 01"E
L6	31.62	S65° 00' 22"W
L7	24.00	N00° 25' 52"E
L8	21.68	N00° 46' 07"E
L9	10.00	N89° 34' 08"W
L10	3.95	S52° 59' 11"E
L11	25.00	N89° 34' 08"W
L12	38.30	N00° 46' 07"E
L13	22.01	S77° 58' 14"W
L14	35.43	S52° 59' 12"E
L15	17.00	N89° 34' 08"W
L16	5.00	N00° 25' 52"E
L17	10.00	N00° 25' 52"E
L18	17.00	S89° 34' 08"E
L19	36.78	S89° 08' 20"E
L20	17.50	S89° 08' 20"E
L21	36.20	N11° 48' 35"W
L22	20.68	N65° 00' 22"E
L23	52.90	N30° 53' 59"W
L24	10.00	N72° 47' 29"E
L25	19.91	N11° 48' 35"W
L26	5.00	N89° 34' 08"W
L27	20.00	N89° 34' 08"W
L28	36.20	S11° 48' 35"E
L29	16.29	N11° 48' 35"W
L30	5.00	N72° 47' 29"E
L31	16.62	N00° 46' 07"E
L32	41.00	S59° 06' 01"W

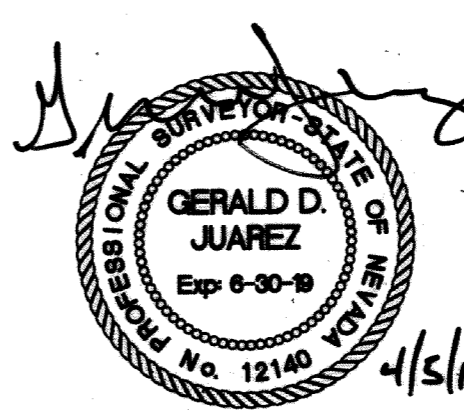
Curve #	Length	Radius	Delta
C1	22.67	20.00	64°56'06"
C2	31.42	20.00	90°00'00"
C3	31.42	20.00	90°00'00"
C4	12.30	484.00	1°27'21"
C5	32.97	-20.00	94°27'00"
C6	70.17	216.00	18°36'49"
C7	47.36	216.00	12°33'50"
C8	22.81	216.00	6°02'59"
C9	151.10	50.00	173°08'58"
C10	18.42	20.00	52°46'35"
C11	8.51	20.00	24°22'04"
C12	9.91	20.00	28°24'31"
C13	31.42	20.00	90°00'00"
C14	53.21	218.50	13°57'11"
C15	53.22	181.50	16°48'02"
C16	31.42	20.00	90°00'00"
C17	31.83	50.00	36°28'10"
C18	42.93	28.00	87°51'11"
C19	32.17	20.00	92°08'49"
C20	142.81	184.00	44°28'07"
C21	3.07	226.00	0°46'38"
C22	56.53	174.00	18°36'49"
C23	33.45	20.00	95°48'55"
C24	45.61	484.00	5°23'56"
C25	49.09	521.00	5°23'56"
C26	5.56	474.00	0°40'20"
C27	32.64	181.50	10°18'12"
C28	20.58	181.50	6°29'50"
C29	32.81	218.50	8°36'12"
C30	20.40	218.50	5°20'59"
C31	64.97	200.00	18°36'49"
C32	51.54	500.00	5°54'21"
C33	22.91	40.27	32°36'03"
C34	8.67	526.00	0°56'41"
C35	53.20	197.50	15°26'01"
C36	16.30	474.00	1°58'12"



SILVER OAK DEVELOPMENT 007-552-01 LOT 1 SILVER OAK PH. 4 (R1)

46' ACCESS EASEMENT PER MAP 2179

SILVER OAK DEVELOPMENT 007-552-39 LOT 10 SILVER OAK PH. 8 (R2&R3)



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FINAL MAP OF
SILVER OAK, PHASE 23A
A DIVISION OF PARCEL B-1 OF LLA MAP NO. 2927
SITUATE WITHIN SECTION 6, TOWNSHIP 15 N., RANGE 20 E.,
MOUNT DIABLO BASE & MERIDIAN

CARSON CITY NEVADA

Manhard CONSULTING LTD

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JLM
DATE: 06/08/2018
PROJ. CODE: SOD.CCNV01
PROJ. #: 01

SHEET 3 OF 3

Silver Oak Phase 23A - APN 007-653-02



Property Information

Property ID 00765302
 Location RED LEAF DR / COMBS CANYON RD
 Owner SILVER OAK DEVELOPMENT CO LTD
 Acres 2.36



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 NOT A LEGAL DOCUMENT**

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