



## STAFF REPORT

**Report To:** Board of Supervisors                      **Meeting Date:** August 15, 2019

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

**Agenda Title:** For Possible Action: Discussion and possible action regarding the transfer of approximately 11,269 square feet of land containing portions of Water Tank Road from APN 007-451-84 from Syncon Homes, a Nevada Corporation, to Carson City and authorization for the City Engineer to initiate and sign a Lot Line Adjustment with Syncon Homes in order to incorporate the acreage into the adjacent City-owned property known as APN 007-061-82. (Dan Stucky; DStucky@carson.org and Stephanie Hicks; SHicks@carson.org)

**Staff Summary:** Staff is requesting acceptance of the transfer of approximately 11,269 square feet of land containing portions of Water Tank Road from APN 007-451-84 from Syncon Homes. Carson City does have an easement for Water Tank Road crossing the western edge of APN 007-451-84, but not for the small portion of Water Tank Road crossing the southern edge of the parcel. Syncon Homes has offered to quitclaim deed through a Lot Line Adjustment the portion of APN 007-451-84 which contains Water Tank Road. Transferring this property to City ownership will secure access to the existing roadway to Quill Water Treatment Plant.

**Agenda Action:** Formal Action / Motion                      **Time Requested:** 15 minutes

---

### **Proposed Motion**

I move to accept the transfer of land as described on the record, and authorize the City Engineer to initiate and sign the Lot Line Adjustment.

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

Sustainable Infrastructure

### **Previous Action**

November 19, 1992 - Carson City Board of Supervisors approved the Tentative Map for the Long Ranch Estates Planned Unit Development.

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

The Tentative Map for the Long Ranch Estates Planned Unit Development was approved by the Board of Supervisors in 1992. Following the approval, Final Maps were submitted for subsequent phases of the development. The Final Map for Kings Meadow at Long Ranch Phase 2 was recorded on October 7, 1997. At that time, APN 007-451-84 containing portions of Water Tank Road was offered to the City as open space; however, the offer of dedication was never accepted.

Carson City does have an easement for Water Tank Road crossing the western edge of the parcel, but not for the small portion of Water Tank Road crossing the southern edge of the parcel. Syncon Homes, the property owner, has offered to quitclaim deed through a Lot Line Adjustment the portion of APN 007-451-84 which

contains Water Tank Road. Transferring this property to City ownership will secure access to the existing roadway to Quill Water Treatment Plant.

Carson City Planning Department has preliminarily reviewed the Lot Line Adjustment and, if approved, recommends a change of the newly acquired acreage to the master plan and zoning consistent with the existing City parcel.

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

NRS 244.270

**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 the transfer of land and provide alternative direction to staff.

**Attachments:**

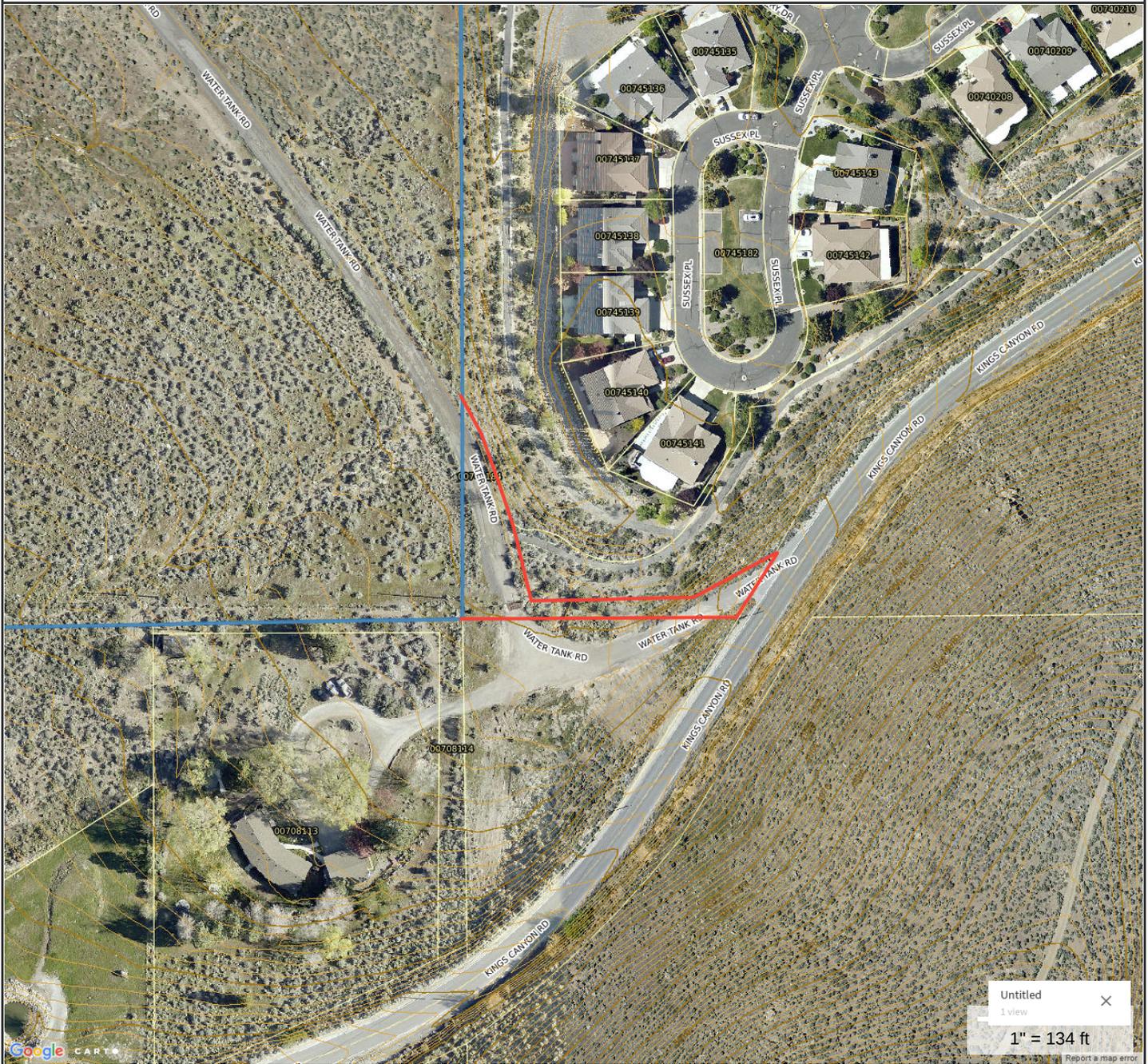
- 1. [Exhibit for LLA - Water Tank Road.pdf](#)
- 2. [Carson-Kings\\_LLA-LHS2019-REV-7-16-19-REVIEW.PDF](#)
- 3. [BLA\\_Deed-Carson - with legal descriptions-7-16-2019.pdf](#)
- 4. [Application for LLA - Water Tank Road.pdf](#)
- 5. [Map 2241.tif](#)

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

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

# LLA - Water Tank Road



### Property Information

**Property ID** 00706182  
**Location** 2944 KINGS CANYON RD  
**Owner** PUBLIC WORKS DEPT, CARSON CITY



[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 04/10/2018  
 Properties updated 04/10/2018

# RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR CARSON CITY & SYNCON HOMES

### OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

CARSON CITY, A CONSOLIDATED MUNICIPALITY

BY: \_\_\_\_\_  
ROBERT L. CROWELL, MAYOR

ATTEST: \_\_\_\_\_  
AUBREY ROWLATT, CLERK-RECORDER

### NOTARY CERTIFICATE:

STATE OF NEVADA } SS  
COUNTY OF CARSON CITY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, PERSONALLY APPEARED BEFORE ME, ROBERT L. CROWELL AS MAYOR OF CARSON CITY, A CONSOLIDATED MUNICIPALITY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC \_\_\_\_\_

PRINT NAME \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_, EXPIRES ON \_\_\_\_\_

### OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNER OF THE AFFECTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY STATE:

- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING.
- 2) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT SHOWN HEREON.
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630.
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE FOR THE TRANSFER OF THE LAND.

SYNCON HOMES, A NEVADA CORPORATION

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

### NOTARY CERTIFICATE:

STATE OF NEVADA } SS  
COUNTY OF CARSON CITY

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ AS \_\_\_\_\_ OF SYNCON HOMES, A NEVADA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

NOTARY PUBLIC \_\_\_\_\_

PRINT NAME \_\_\_\_\_

COMMISSION NO. \_\_\_\_\_, EXPIRES ON \_\_\_\_\_

### TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID.

ASSESSOR'S PARCEL NUMBERS 007-451-84, 007-061-82

BY: \_\_\_\_\_ DATE \_\_\_\_\_

TITLE: \_\_\_\_\_

### BASIS OF BEARINGS:

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.

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

### REFERENCES:

(R1) MAP 2241, FINAL MAP OF KINGS MEADOW @ LONG RANCH PHASE 2, RECORDED OCTOBER 6, 1997 AS FILE NO. 208786 IN BOOK 8, PAGE 2241, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

(R2) MAP 2785, RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR JOOST LAND AND CATTLE COMPANY, INC. & CARSON CITY, RECORDED DECEMBER 20, 2012 AS FILE NO. 429450 IN BOOK 10, PAGE 2785, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

### PLANNING DIVISION CERTIFICATE:

THIS LOT LINE ADJUSTMENT HAS BEEN REVIEWED AND APPROVED BY THE PLANNING DIVISION.

LEE PLEMEL, COMMUNITY DEVELOPMENT DIRECTOR  
CARSON CITY COMMUNITY DEVELOPMENT

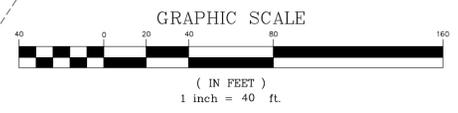
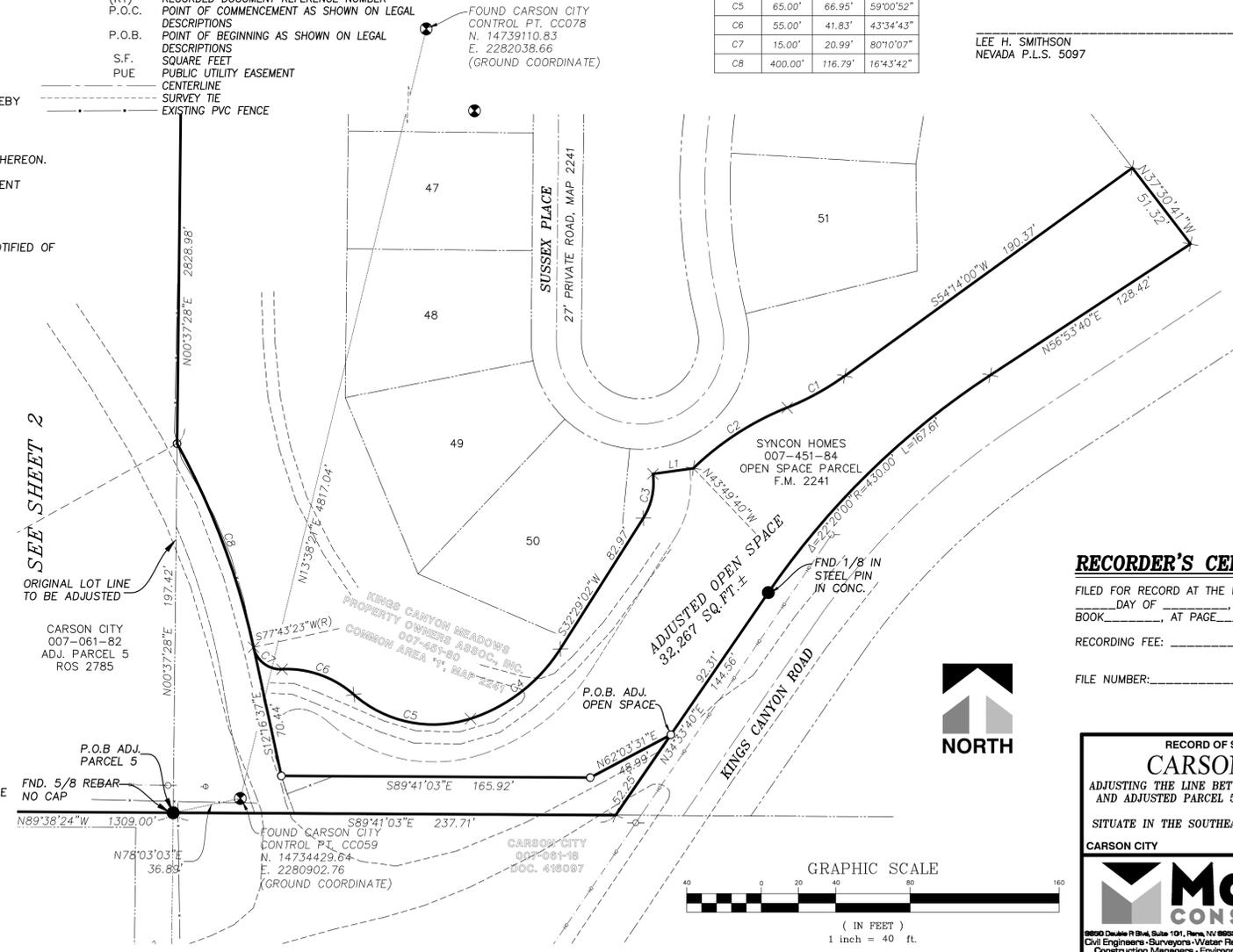
DATE \_\_\_\_\_

### LEGEND:

- FOUND SECTION CORNER - AS NOTED
- FOUND 1/4 SECTION CORNER - AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/CAP PLS 17044 OR SCRIBE IN CURB ON LINE
- FOUND CARSON CITY CONTROL MONUMENT
- RECORDED DOCUMENT REFERENCE NUMBER
- POINT OF COMMENCEMENT AS SHOWN ON LEGAL DESCRIPTIONS
- P.O.B. POINT OF BEGINNING AS SHOWN ON LEGAL DESCRIPTIONS
- S.F. SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- CENTERLINE
- SURVEY TIE
- EXISTING PVC FENCE

LINE TABLE	
LINE	BEARING LENGTH
L1	S82°07'11"W 22.00'
L2	S89°44'32"E 125.05'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	144.00'	35.38'	14°04'43"
C2	156.00'	60.28'	22°08'23"
C3	35.00'	24.66'	40°21'51"
C4	90.00'	62.26'	39°38'05"
C5	65.00'	66.95'	59°00'52"
C6	55.00'	41.83'	43°34'43"
C7	15.00'	20.99'	80°10'07"
C8	400.00'	116.79'	16°43'42"



NORTH

1 inch = 40 ft.

GRAPHIC SCALE

( IN FEET )

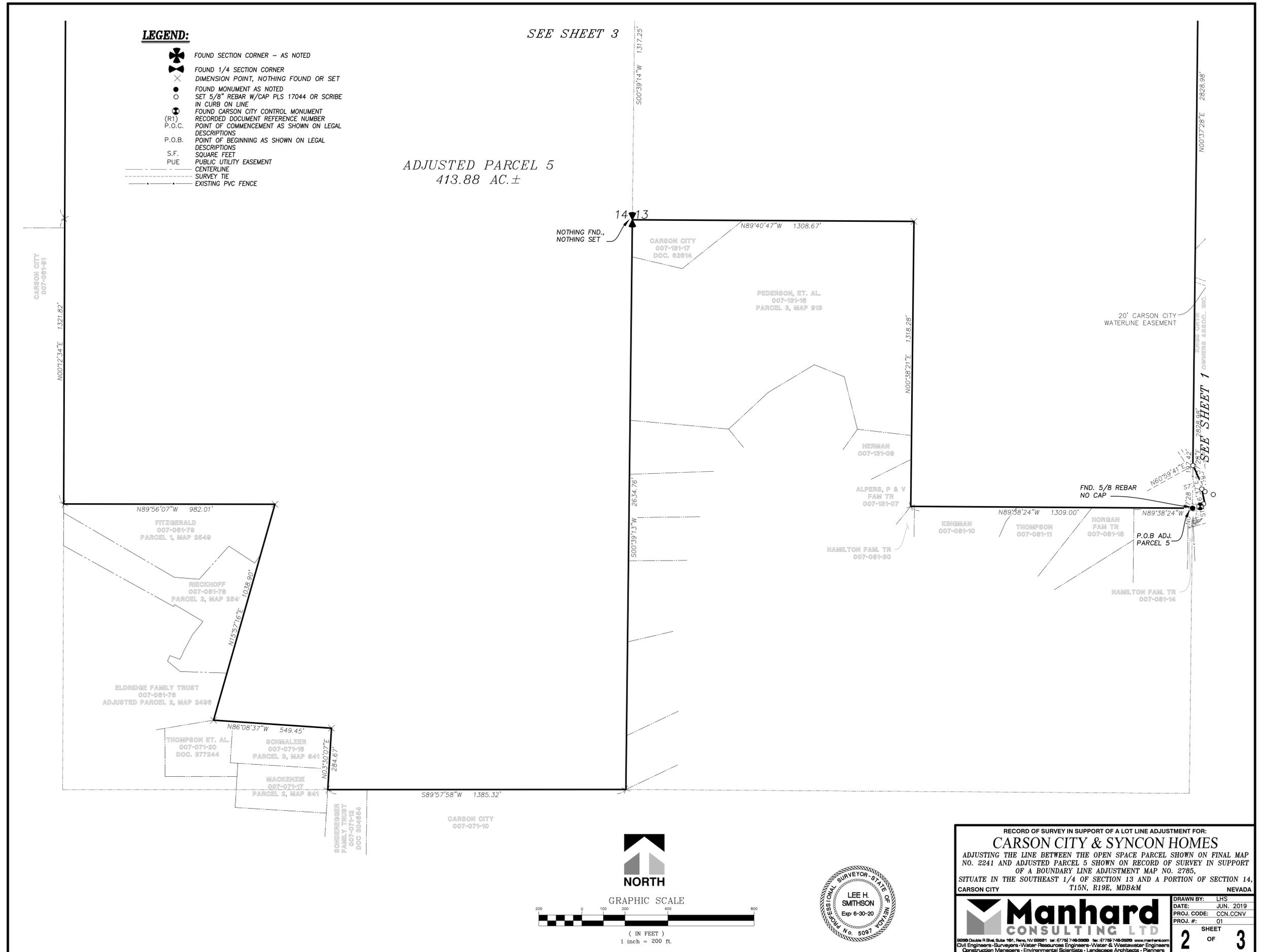
1 inch = 40 ft.

**LEGEND:**

-  FOUND SECTION CORNER - AS NOTED
-  FOUND 1/4 SECTION CORNER
-  DIMENSION POINT, NOTHING FOUND OR SET
-  FOUND MONUMENT AS NOTED
-  SET 5/8" REBAR W/CAP PLS 17044 OR SCRIBE IN CURB ON LINE
-  FOUND CARSON CITY CONTROL MONUMENT
-  (R1) RECORDED DOCUMENT REFERENCE NUMBER
-  P.O.C. POINT OF COMMENCEMENT AS SHOWN ON LEGAL DESCRIPTIONS
-  P.O.B. POINT OF BEGINNING AS SHOWN ON LEGAL DESCRIPTIONS
-  S.F. SQUARE FEET
-  PUE PUBLIC UTILITY EASEMENT
-  CENTERLINE SURVEY TIE
-  EXISTING PVC FENCE

SEE SHEET 3

ADJUSTED PARCEL 5  
413.88 AC.±



July 15, 2019 - 17:56 Dwg Name: P:\Concrete\37\Sur\Final Drawings\Record Drawings\LLA\Carson-Kings-LLA-LHS2019-REV.dwg Updated By: L.Smithson

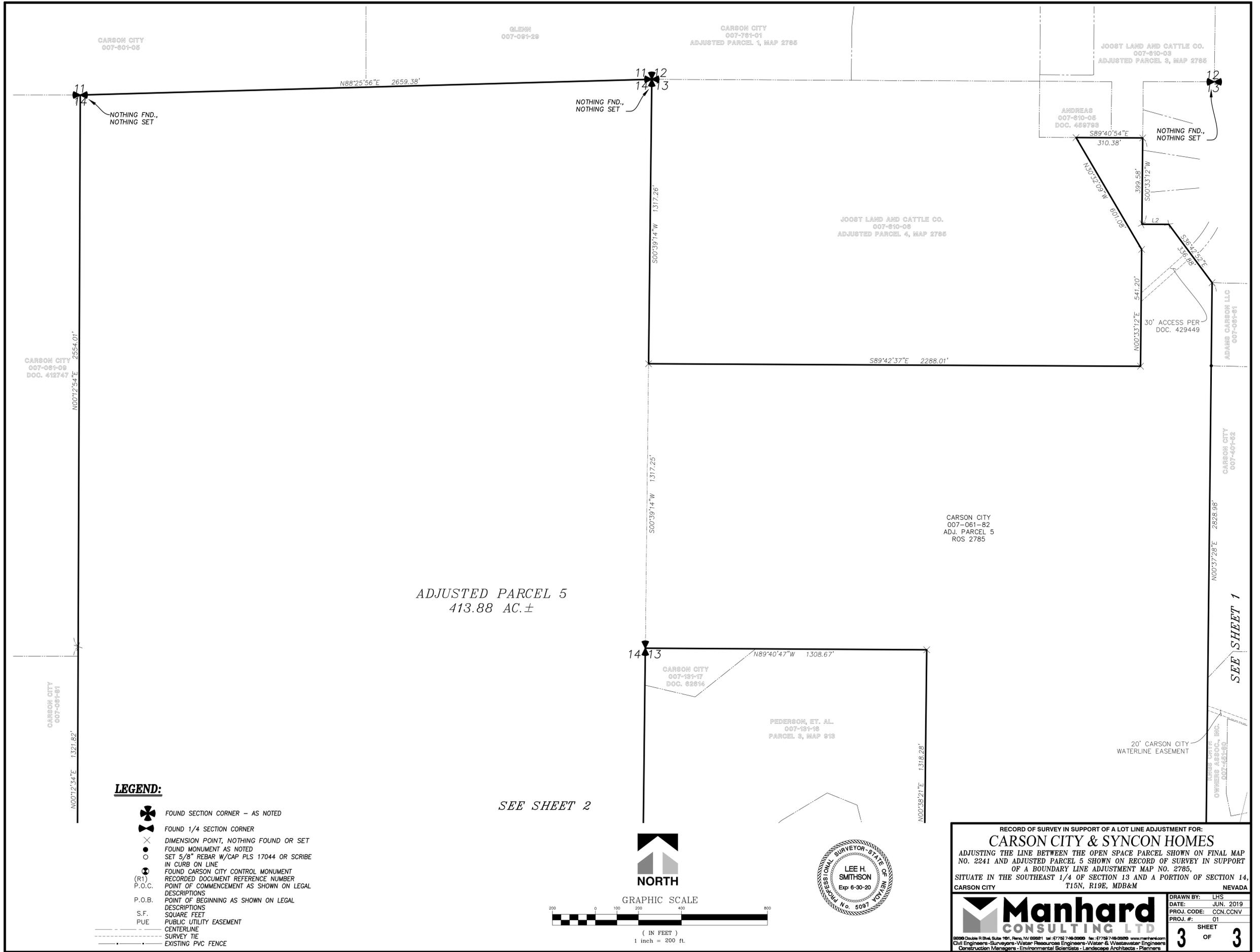
RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR:  
**CARSON CITY & SYNCON HOMES**  
 ADJUSTING THE LINE BETWEEN THE OPEN SPACE PARCEL SHOWN ON FINAL MAP NO. 2241 AND ADJUSTED PARCEL 5 SHOWN ON RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 2785,  
 SITUATE IN THE SOUTHEAST 1/4 OF SECTION 13 AND A PORTION OF SECTION 14, CARSON CITY T15N, R19E, MDB&M NEVADA

**Manhard CONSULTING LTD**  
 8890 Double R Blvd, Suite 101, Reno, NV 89521 tel: (775) 749-9999 fax: (775) 749-9999 www.manhard.com  
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
 Construction Managers - Environmental Scientists - Landscape Architects - Planners

DRAWN BY:	LHS
DATE:	JUN. 2019
PROJ. CODE:	CCN.CCNV
PROJ. #:	01
SHEET	2
OF	3

MAP

July 15, 2019 - 17:56 Dwg Name: P:\Concrete\37\dwg\Surv\Final Drawings\Record Drawings\LLA\Carson-Kings\_LLA-LHS2019-REV.dwg Updated By: L.Smithson

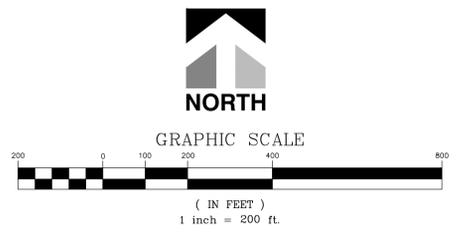


ADJUSTED PARCEL 5  
413.88 AC.±

SEE SHEET 2

SEE SHEET 1

- LEGEND:**
- FOUND SECTION CORNER - AS NOTED
  - FOUND 1/4 SECTION CORNER
  - DIMENSION POINT, NOTHING FOUND OR SET
  - FOUND MONUMENT AS NOTED
  - SET 5/8" REBAR W/CAP PLS 17044 OR SCRIBE IN CURB ON LINE
  - FOUND CARSON CITY CONTROL MONUMENT
  - RECORDED DOCUMENT REFERENCE NUMBER
  - P.O.C. POINT OF COMMENCEMENT AS SHOWN ON LEGAL DESCRIPTIONS
  - P.O.B. POINT OF BEGINNING AS SHOWN ON LEGAL DESCRIPTIONS
  - S.F. SQUARE FEET
  - P.U.E. PUBLIC UTILITY EASEMENT
  - CENTERLINE SURVEY TIE
  - EXISTING PVC FENCE



RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR:  
**CARSON CITY & SYNCON HOMES**  
ADJUSTING THE LINE BETWEEN THE OPEN SPACE PARCEL SHOWN ON FINAL MAP NO. 2241 AND ADJUSTED PARCEL 5 SHOWN ON RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT MAP NO. 2785, SITUATE IN THE SOUTHEAST 1/4 OF SECTION 13 AND A PORTION OF SECTION 14, CARSON CITY T15N, R19E, MDB&M NEVADA

**Manhard CONSULTING LTD**  
8880 Double R Blvd, Suite 101, Reno, NV 89521 Tel: (775) 749-9300 Fax: (775) 749-9300 www.manhard.com  
Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

DRAWN BY:	LHS
DATE:	JUN. 2019
PROJ. CODE:	CCN.CCNV
PROJ. #:	01
SHEET	3 OF 3

MAP

**APN's: 007-451-84 and 007-061-82**

Mail Tax Statements to:  
Syncon Homes  
P.O. Box 2647  
Minden, Nevada 89423

When recorded, return to:  
Syncon Homes  
P.O. Box 2647  
Minden, Nevada 89423

**BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED**

This Boundary Line Adjustment Quitclaim Deed is made this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by **SYNCON HOMES, a Nevada CORPORATION**, as **GRANTOR** and **CARSON CITY, NEVADA, a Consolidated Municipality**, as **GRANTEE**, as applicable with reference to the following facts, and is as follows:

**RECITALS:**

- A. GRANTOR** is the present owner of that certain real property situated in Carson City, Nevada, being more particularly described as follows:  
  
See **EXHIBIT “A”**, attached hereto and incorporated herein by reference.
- B. GRANTEE** is the present owner of that certain real property situated in Carson City, Nevada, being more particularly described as follows:  
  
See **EXHIBIT “B”**, attached hereto and incorporated herein by reference.
- C. GRANTOR** and **GRANTEE** share a common boundary line, and desire to adjust such common boundary lines without creating a new parcel;

**NOW, THEREFORE**, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **GRANTOR**, said **GRANTOR** for the purposes of adjusting the common boundary line between said **GRANTEE’S** and **GRANTOR’S** parcel does hereby grant, bargain and sell to **GRANTEE** the lands necessary to adjust the common lines between said parcels such that the resulting parcels are described in the attached **EXHIBITS “C” and “D”**. The results of this adjustment are graphically shown on a Record of Survey map being recorded concurrently herewith.





**EXHIBIT "A"**  
**SYNCON - OPEN SPACE**

A parcel of land being the Parcel Offered for Dedication to Carson City, being the Open Space, as shown on the "Final Map of Kings Meadow @ Long Ranch Phase 2", as Map No. 2241, as File No. 208786 on October 6, 1997 in the Official Records of Carson City, Nevada, situate within the Southeast 1/4 of the Section 13, Township 15 North, Range 19 East, Mount Diablo Base & Meridian.

**EXHIBIT “B”**

**CARSON CITY - ADJUSTED PARCEL 5**

A parcel of land being Adjust Parcel 5 as described in the Lot Line Adjustment Document No. 429449, and the “Record of Survey in Support of a Lot Line Adjustment for Joost Land and Cattle Company, Inc. & Carson City”, as Record of Survey Map No. 2785, File No. 429450, the previous described documents filed December 20, 2012, filed in the Official Records of Carson City, Nevada, said Parcel situate within the West 1/2 of the Section 13 and the East 1/2 of Section 14, Township 15 North, Range 19 East, Mount Diablo Base & Meridian.

**EXHIBIT "C"**  
**SYNCON ADJUSTED PARCEL - OPEN SPACE**

A parcel of land being a portion of the Parcel Offered for Dedication to Carson City, being the Open Space, as shown on the "Final Map of Kings Meadow @ Long Ranch Phase 2", as Map No. 2241, as File No. 208786 on October 6, 1997 in the Official Records of Carson City, Nevada, situate within the Southeast 1/4 of the Section 13, Township 15 North, Range 19 East, Mount Diablo Base & Meridian, more particularly described as follows:

**COMMENCING** at the Southwest corner of said parcel;

**THENCE** along the South line of said parcel, South 89°41'03" East, 237.71 feet, to the Southeast corner of said Parcel, being a point on the northerly right-of-way line of Kings Canyon Road as shown on said Map No. 2241;

**THENCE** the southerly line of said Parcel and said northerly right-of-way line North 34°33'40" East, 52.25 feet, to the **POINT OF BEGINNING**, for this description;

**THENCE** leaving said POINT OF BEGINNING, and the southerly line of said Parcel and said northerly right-of-way-line, South 62°03'31" West, 48.99 feet;

**THENCE** North 89°41'03" West, 165.92 feet;

**THENCE** North 12°16'37" West, 70.44 feet, to the point of cusp, being the beginning of a non-tangent curve to the left, a radial line to the beginning of said curve bears South 77°43'23" West, to a point on the northerly line of said Parcel;

**THENCE** along the northerly line of said Parcel the following ten (10) courses:

- 1) southeasterly, 20.99 feet along the arc of curve, having a radius of 15.00 feet, through a central angle of 80°10'07", to the beginning of a reverse curve;
- 2) easterly, 41.83 feet along the arc of a reverse curve to the right having a radius of 55.00 feet, through a central angle of 43°34'43", to the beginning of a reverse curve;
- 3) easterly, 66.95 feet along the arc of a curve, having a radius of 65.00 feet, through a central angle of 59°00'52", to the beginning of a compound curve;
- 4) northeasterly, 62.26 feet along the arc of a curve, having a radius of 90.00 feet, through central angle of 39°38'05";
- 5) North 32°29'02" East, 82.97 feet, to the beginning of a curve to the left;
- 6) northerly, 24.66 feet along the arc of a curve, having a radius of 35.00 feet, through a central angle of 40°21'51";
- 7) North 82°07'11" East, 22.00 feet, to the beginning of a non-tangent curve to the right, a radial line to the beginning of said curve bears North 43°49'40" West;
- 8) northeasterly, 60.28 feet along the arc of a curve, having a radius of 156.00 feet, through a central angle of 22°08'23", to the beginning of a reverse curve;
- 9) northeasterly, 35.38 feet along the arc of a curve, having a radius of 144.00 feet, through a central angle of 14°04'43";

10) and, North 54°14'00" East, 190.37 feet, to the Northeast corner of said Parcel;

**THENCE** along the easterly line of said Parcel, South 37°30'41" East, 51.32 feet, to the most easterly corner of said Parcel, being on the northerly right-of-way line of the abovementioned Kings Canyon Road;

**THENCE** along the southerly line of said Parcel and said northerly right-of-way line South 56°53'40" West, 128.42 feet, to the beginning of a curve to the left;

**THENCE** southwesterly, along the southerly line of said Parcel and said northerly right-of-way line, 167.61 feet along the arc of a curve, having a radius of 430.00 feet, through a central angle of 22°20'00";

**THENCE** along the southerly line of said Parcel and said northerly right-of-way line South 34°33'40" West, 92.31 feet, to the above POINT OF BEGINNING;

Containing 32,267 square feet, more or less.

**EXHIBIT "D"**  
**CARSON CITY ADJUSTED PARCEL 5-A**

A parcel of land being Adjust Parcel 5 as described in the Lot Line Adjustment Document No. 429449, and the "Record of Survey in Support of a Lot Line Adjustment for Joost Land and Cattle Company, Inc. & Carson City", as Record of Survey Map No. 2785, File No. 429450, the previous described documents filed December 20, 2012, the previous described documents file in the Official Records of Carson City, Nevada, and a portion of the Parcel Offered for Dedication to Carson City, being the Open Space, as shown on the "Final Map of Kings Meadow @ Long Ranch Phase 2", as Map No. 2241, as File No. 208786 on October 6, 1997, filed in the Official Records of Carson City, Nevada, said Parcel situate within the West 1/2 of the Section 13 and the East 1/2 of Section 14, Township 15 North, Range 19 East, Mount Diablo Base & Meridian, more particularly described as follows:

**BEGINNING** at the Southeast corner of said Adjusted Parcel 5;

**THENCE**, leaving said POINT OF BEGINNING, along the boundary lines of said Adjusted Parcel 5, the following Twenty-one (21) Courses:

- 1) along the southerly line of said Adjusted Parcel 5, North 89°38'24" West, 1,309.00 feet;
- 2) along the southerly line of said Adjusted Parcel 5, North 00°38'21" East, 1,318.28 feet;
- 3) along the southerly line of said Adjusted Parcel 5, North 89°40'47" West, 1,308.67 feet;
- 4) along the southerly line of said Adjusted Parcel 5, South 00°39'13" West, 2,634.76 feet;
- 5) along the southerly line of said Adjusted Parcel 5, South 89°57'58" West, 1,385.32 feet;
- 6) along the southerly line of said Adjusted Parcel 5, North 03°30'07" East, 284.67 feet;
- 7) along the southerly line of said Adjusted Parcel 5, North 86°08'37" West, 549.45 feet;
- 8) along the southerly line of said Adjusted Parcel 5, North 15°57'16" East, 1,038.90 feet;
- 9) along the southerly line of said Adjusted Parcel 5, North 89°56'07" West, 982.01 feet, to the southwesterly corner of said Adjusted Parcel 5;
- 10) along the westerly line of said Adjusted Parcel 5, North 00°12'34" East, 1,321.82 feet;
- 11) along the westerly line of said Adjusted Parcel 5, North 00°12'54" East, 2,554.01 feet, to the Northeast corner of said Adjust Parcel 56, being the South 1/4 Corner of said Section 14;
- 12) along the northerly line of said Adjusted Parcel 5, North 88°25'56" East, 2,659.38 feet, to the Northeast corner of said Section 14;
- 13) along the northerly line of said Adjusted Parcel 5, South 00°39'14" West, 1,317.26 feet;
- 14) along the northerly line of said Adjusted Parcel 5, South 89°42'37" East, 2,288.01 feet;
- 15) along the northerly line of said Adjusted Parcel 5, North 00°33'12" East, 541.20 feet;
- 16) along the northerly line of said Adjusted Parcel 5, North 30°32'09" West, 601.08 feet;
- 17) along the northerly line of said Adjusted Parcel 5, South 89°40'54" East, 310.38 feet, to the most Northeast corner of said Adjust Parcel 5;
- 18) along the easterly line of said Adjusted Parcel 5, South 00°33'12" West, 399.58 feet;
- 19) along the easterly line of said Adjusted Parcel 5, South 89°44'32" East, 125.05 feet;
- 20) along the easterly line of said Adjusted Parcel 5, South 36°42'52" East, 336.88 feet;

21) and, along the easterly line of said Adjusted Parcel 5, South 00°37'28" West, 2,828.98 feet, to the beginning of a non-tangent curve to the right, a radial line to the beginning of said curve bears North 60°59'41" East;

**THENCE**, leaving said easterly line, southerly, 116.79 feet along the arc of a curve, having a radius of 400.00 feet, through a central angle of 16°43'42";

**THENCE** South 12°16'37" East, 70.44 feet;

**THENCE** South 89°41'03" East, 165.92 feet;

**THENCE** North 62°03'31" East, 48.99 feet, to a point on the southerly line of the abovementioned Open Space Parcel, being the northerly right-of-way line of Kings Canyon Road, as shown on said Map No. 2241;

**THENCE** along the southerly line of the said Open Space Parcel, being the northerly right-of-way line of Kings Canyon Road, as shown on said Map No. 2241; South 34°33'40" West, 52.25 feet, to a point on the south line of said Open Space;

**THENCE** leaving the southerly line of the said Open Space Parcel, and the northerly right-of-way line of Kings Canyon Road, and along said south line shown on said Map No. 2241, North 89°41'03" West, 237.71 feet to the POINT OF BEGINNING.

Containing 413.89 acres, more or less.

**Basis of Bearings:** 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.

**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



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

<b>Carson City Planning Division</b> <b>108 E. Proctor Street· Carson City NV 89701</b> Phone: <b>(775) 887-2180 · E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a></b>		<b>FOR OFFICE USE ONLY:</b> CCMC 17.03.015
<b>FILE # LLA - -</b>		<b>LOT LINE ADJUSTMENT</b>
<b>PROPERTY OWNER #1</b> <b>Carson City</b>	<b>PHONE #</b> <b>775-283-7904</b>	<b>FEE: \$500.00</b> (due at the time of application submittal) + <b>\$60/hr over 4 hours</b> (if required)
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 201 N. Carson Street, Carson City, NV, Suite 2, 89701		<input type="checkbox"/> <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:</b> <input type="checkbox"/> Application Form <input type="checkbox"/> Property Owner's Certificate(s) <input type="checkbox"/> Record of Survey Map <input type="checkbox"/> Metes and Bounds Legal Description <input type="checkbox"/> Closure Calculations with Closure Error <input type="checkbox"/> 8 ½" x 11" exhibit of Record of Survey Map <input type="checkbox"/> New Deed with Legal Descriptions <input type="checkbox"/> Utility Statements <input type="checkbox"/> Transfer Tax Statement (Declaration of Value) <input type="checkbox"/> Documentation of Taxes Paid-to-Date
<b>EMAIL ADDRESS</b> <a href="mailto:shicks@carson.org">shicks@carson.org</a>		
<b>PROPERTY OWNER #2</b> <b>Syncon Homes</b>	<b>PHONE #</b> <b>775-782-9761</b>	<input type="checkbox"/> <b>CD or USB DRIVE with complete application in PDF</b>
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> P.O. Box 489, Minden, NV 89423		
<b>SURVEYOR</b> <b>Jerry Juarez</b>	<b>PHONE #</b>	<b>Application Reviewed and Received By:</b> <hr/>
<b>COMPANY</b> <b>Manhard</b>		<b>Submittal Deadline: Anytime during business hours.</b>
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 241 Ridge Street, Suite 400, Reno, NV 89501		<b>Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.</b>
<b>EMAIL ADDRESS</b> <a href="mailto:jj Suarez@manhard.com">jj Suarez@manhard.com</a>		
<b>PRESENT ZONING OF PARCEL(S)</b> <b>PC &amp; SF21-PUD</b>		

In accordance with the provisions of Section 17.03.015 of the Carson City Municipal Code, application is hereby made for a lot line adjustment between property situated at:

<u>Address of Property</u>	<u>Assessor's Parcel Number of Property</u>
1) 2944 Kings Canyon Road	APN 007-061-82
2) Sussex Place	APN 007-451-84

**ACKNOWLEDGMENT OF APPLICANT(S):**

- 1) I certify that the foregoing statements are true and correct to the best of my knowledge and belief.
- 2) I agree to fulfill all conditions established by the Planning Division and to submit the lot line documentation within 90 days of said approval to the Planning Division for recording. A single 90-day extension may be granted by the Planning Director, if necessary.
- 3) All structures, wells, and/or septic are shown on the plat adjustment map.
- 4) All required documentation has been submitted to the Planning Division.

Applicant's Signature \_\_\_\_\_

Date 8/2/2019

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

NOTE: ALL DOCUMENTS TO BE RECORDED MUST MAINTAIN A MINIMUM ONE-INCH MARGIN (Top, Bottom, Left, and Right)

**PROPERTY OWNER'S CERTIFICATE**

I/We, the undersigned owner(s) of the affected parcels as shown on this map do hereby state:

- 1) I/We have examined this plat and approve and authorize its recording;
- 2) I/We agree to execute the required documents creating any easement which is shown hereon;
- 3) I/We agree to execute the required documents abandoning any existing easement pursuant to the provisions of NRS 278.010 to 278.630, inclusive;
- 4) All property taxes on the land for the fiscal year have been paid;
- 5) Any lender with an impound account for the payment of taxes for this site has been notified of the adjustment of the boundary line or the transfer of the land.

Owner's Signature  Print Name Leo A Hanly Date 8/2/2019

Owner's Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

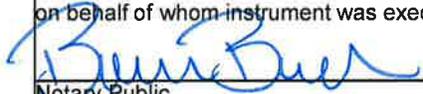
STATE OF NEVADA )  
COUNTY )

On \_\_\_\_\_, 2\_\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

(OR)  
(The following is a certificate for an acknowledgment in a representative capacity)

STATE OF NEVADA )  
COUNTY )

This instrument was acknowledged before me on August 2, 2019, by Leo Hanly (name of person) as President (type of authority e.g. officer, trustee, etc) of Syncon Homes (name of party on behalf of whom instrument was executed).

  
Notary Public



**\*PLEASE MAINTAIN ONE INCH MARGIN\***

10-11

10-12

10-13

10-14



10-15