



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 20, 2020

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: Discussion and possible action regarding a grant of easement from Carson City to Danny Couste, owner of 94 Paul Way, for the installation of a sewer lateral in support of the construction of a new single family residence on APN 008-045-04. (Darren Schulz, DSchulz@Carson.org; Dan Stucky, DStucky@Carson.org; and Cory Kleine, CKleine@Carson.org)

Staff Summary: As part of the construction of a new single family residence located at 94 Paul Way, the owner has requested to connect to the Carson City sanitary sewer system. The City sewer line is located on City-owned property adjacent to 94 Paul Way. It is necessary for the City to grant an easement over APN 008-754-27 for the benefit of the owner of 94 Paul Way to allow for the construction of a sewer lateral to serve the residence. The proposed easement contains approximately 120 square feet.

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

Proposed Motion

I move to approve the easement and authorize the City Engineer to sign the Easement Deed.

Board's Strategic Goal

Economic Development

Previous Action

N/A

Background/Issues & Analysis

The owner of 94 Paul Way, Danny Couste, has requested to connect to the Carson City sanitary sewer system. During the building permit application process, it was determined that the nearest sewer main is located on City property adjacent to and westerly of the subject property. To allow for this connection and avoid the installation of an individual septic disposal system, it is necessary to grant a sewer easement for the installation of the sewer lateral to serve the residence. The owner has provided the necessary description and exhibit, stamped by a professional land surveyor, to support the granting of this easement. The sewer easement is 10 feet wide and contains approximately 120 square feet.

Applicable Statute, Code, Policy, Rule or Regulation

N/A

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Do not approve the easement and provide alternative direction.

Attachments:

[Easement with Exhibits.pdf](#)

[94 Paul Way - Vicinity Map.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

APN: 008-754-27

AFTER RECORDING RETURN TO:

CARSON CITY PUBLIC WORKS

Cory J. Kleine, Real Property Mgr.
3505 Butti Way
Carson City, NV 89701

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. 239B.030)

EASEMENT DEED

THIS DEED is made this ____ day of _____, 2020, by CARSON CITY, NEVADA, a consolidated municipality and political subdivision of the State of Nevada (Grantor), and Danny Couste, owner of 94 Paul Way, Carson City, Nevada (Grantee).

WITNESSETH:

The Grantor does hereby grant and convey a perpetual, permanent and non-exclusive sewer easement unto Grantee for ingress, egress, construction, maintenance, operation, repair, or replacement of a private sewer lateral serving the property of Grantee, under, over, and across a strip of land more particularly described in the attached Exhibit 'A' and depicted on the attached Exhibit 'A-1', both of which are incorporated herein.

The Grantor hereby covenants for the benefit of the Grantee, its successors and assigns, that no building, structure, or other non-utility permanent improvement will be constructed within the Easement Area without the prior written consent of Grantee, which shall not be unreasonably withheld. Grantor retains for its benefit, the right to maintain, use, and otherwise enjoy the Easement Area for Grantor's own purposes, provided that no use will interfere with the Grantee's rights and stated purpose herein of the Easement Area.

The Grantee and their agents, employees, contractors, licensees, permittees, and invitees shall maintain the legally required offsets from any existing utilities, including, but not limited to gas, electric, water, sewer, and/or communication lines at all times.

The Grantee and its agents, employees, contractors, licensees, permittees, and invitees, will meet applicable revegetation requirements, including any re-seeding, if necessary. City shall review and approve the scope of work for revegetation, including seed mix, application method, and timing prior to Grantee conducting revegetation activities.

IN WITNESS WHEREOF, the parties hereto have executed this Easement Deed as of the day and year first above written.

Grantor:

Grantee:

**CARSON CITY, NEVADA,
a Consolidated Municipality**

Danny Couste, Owner

REVIEWED AND APPROVED BY:

Dan Stucky, City Engineer

By:

Its:

STATE OF _____)

STATE OF _____)

COUNTY OF _____)

COUNTY OF _____)

This instrument was acknowledged before me on this _____ day of _____, 2020 by _____.

This instrument was acknowledged before me on this _____ day of _____, 2020 by _____.

Notary Public

Notary Public

EXHIBIT "A"
SANITARY SEWER EASEMENT
A.P.N. 008-754-27

All that certain parcel of land situate in the South One-Half (S1/2) of the Southeast One-Quarter (SE1/4) of Section 31, T.16 N., R.20 E., M.D.M., Carson City, Nevada, being a portion of the Parcel A as shown on the Record of Survey to Support a Boundary Line Adjustment for Carson City Development Services, filed in Book 9, Page 2625, as File No. 360155, in the Official Records of Carson City, Nevada on October 27, 2006.

COMMENCING at the Southeast Corner of said Section 31;

THENCE along the East line of said Section 31, North 00°42'48" East, 206.80 feet, to the **POINT OF BEGINNING**, from which the Southwest corner of Lot 2 of The North Addition of Eagle Valley Villas Subdivision, as File No. 51644, filed July 11, 1962, in the records of Carson City (formerly Ormsby County), Nevada, bears North 00°42'48" East, 0.26 feet;

THENCE South 72°32'02" West, 12.05 feet

THENCE North 00°58'40" East, 10.54 feet;

THENCE North 72°32'02" East, 12.00 feet;

THENCE South 00°42'48" West, 10.53 feet;

Containing 120 Square Feet, more or less.

See Exhibit map to accompany description attached hereto and made a part hereof.

Basis of Bearing for this description is Grid North, Modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Carson City Control Monuments CC055 and CC057. combined Grid to Ground Factor = 1.0002.

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



EXHIBIT A-1

NORTH ADDITION EAGLE VALLEY
VILLAS SUBDIVISION

LOT 1
APN
008-045-01

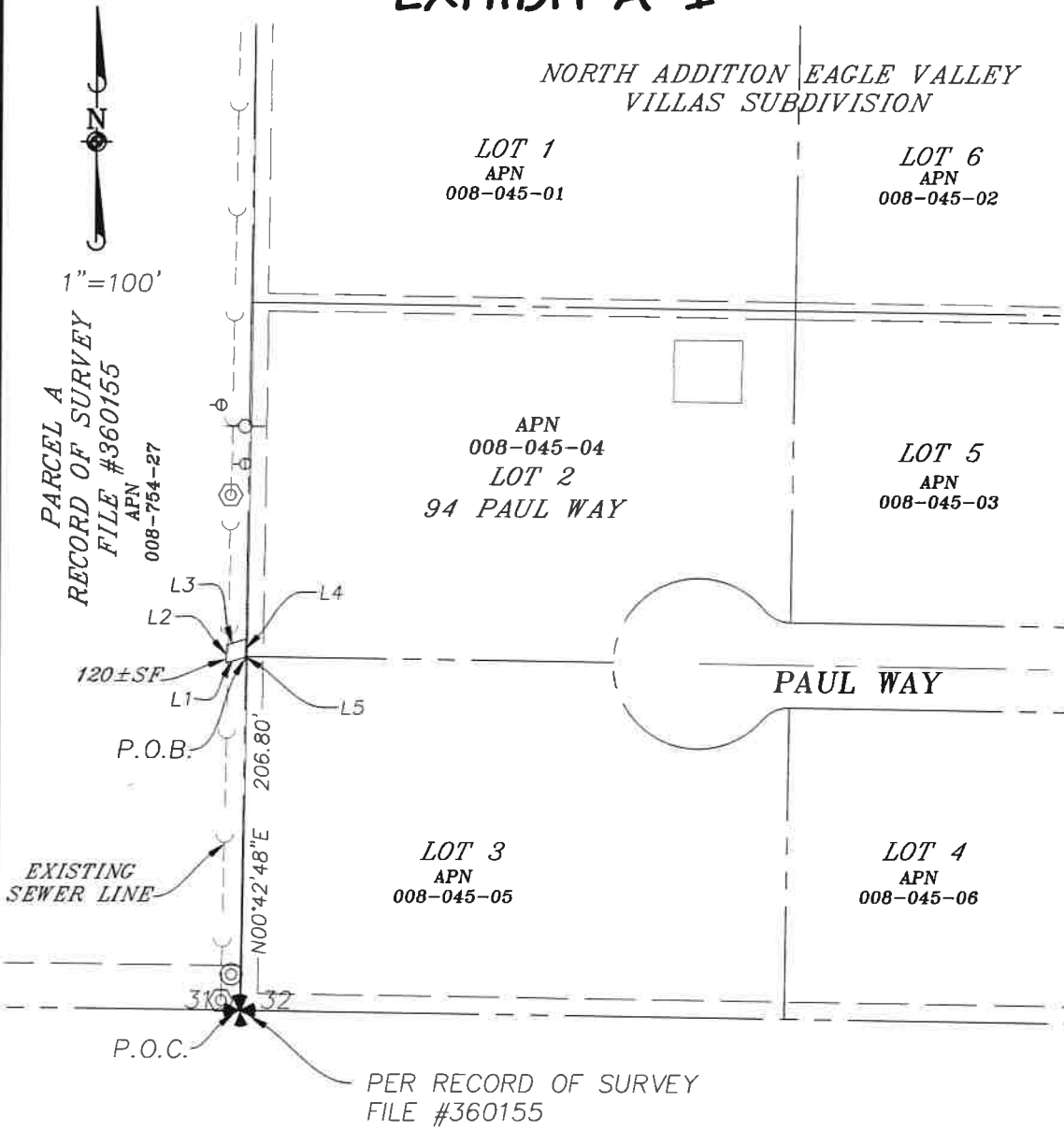
LOT 6
APN
008-045-02

APN
008-045-04
LOT 2
94 PAUL WAY

LOT 5
APN
008-045-03

LOT 3
APN
008-045-05

LOT 4
APN
008-045-06



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94 PAUL WAY - DANNY COUSTE CARSON CITY, NEVADA 10 SANITARY SEWER LINE EASEMENT

PROJ. MGR.: LHS
DRAWN BY: _____
DATE: 1/03/2020
SCALE: 1"=100'



Manhard
CONSULTING LTD

3475 Executive Pointe Way, Suite 12, Carson City, NV 89705 tel: (775) 892-0830 fax: (775) 895-7882 www.manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SHEET
1 OF **2**
DCCCCNV01

Dwg Name: Updated By: L.Smithson
January 2, 2020 - 09:09

EXHIBIT A-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S72°32'02"W	12.05'
L2	N00°58'40"E	10.54'
L3	N72°32'02"E	12.00'
L4	S00°42'48"W	10.53'
L5	N00°42'48"E	0.26'

LEGEND

- X = DIMENSION POINT ONLY
- ⊕ = SECTION CORNER, AS NOTED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SF = SQUARE FEET
- - - = EXISTING EASEMENT LINE
- - - - = PROPOSED EASEMENT LINE
- ⊙ = EXISTING SANITARY SEWER MANHOLE
- ⊙ = EXISTING STORM DRAIN MANHOLE
- - - > - - - = EXISTING SANITARY SEWER LINE

BASIS OF BEARINGS:

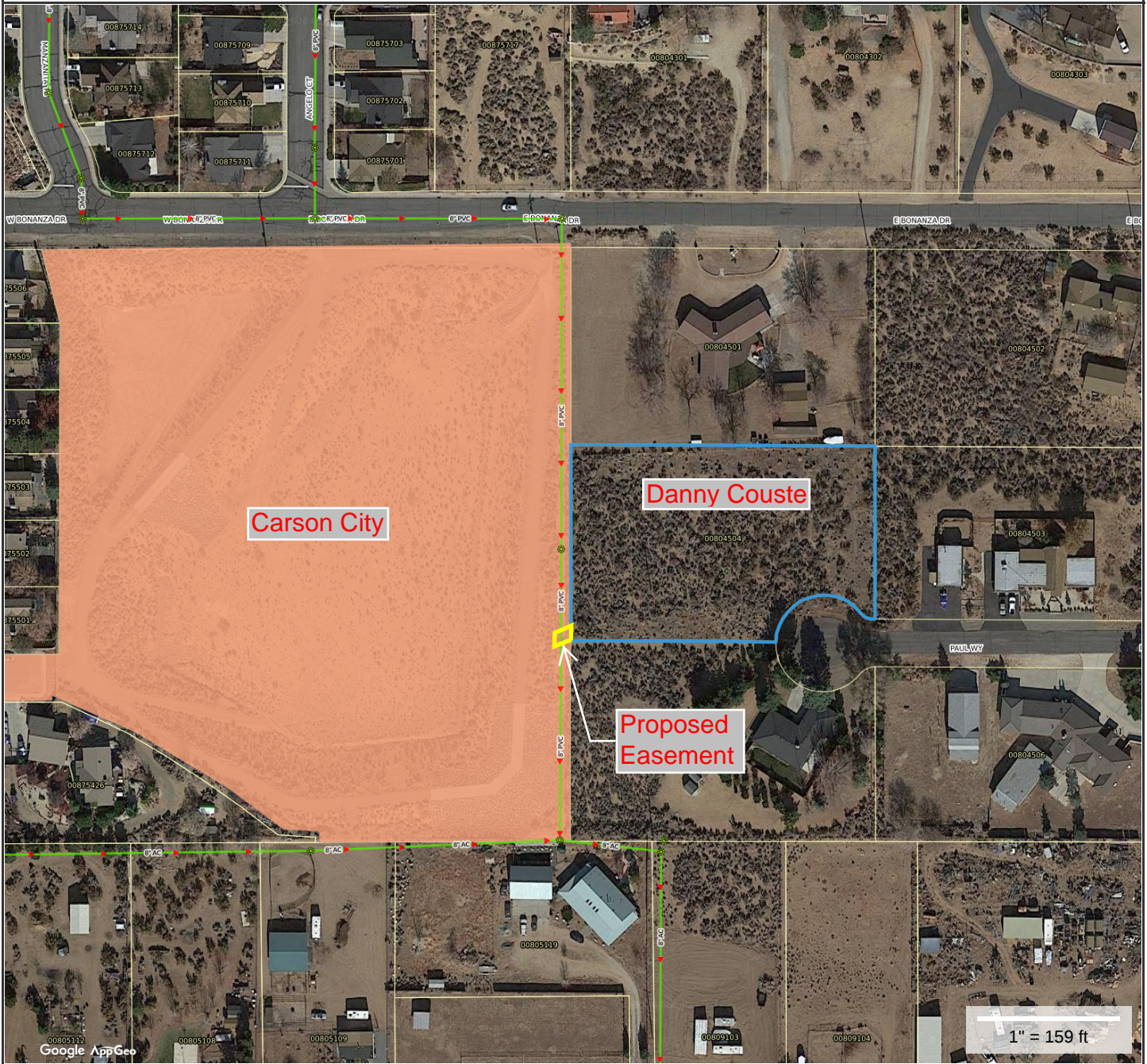
GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994 (NAD 83/94) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC055 AND CC057. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.

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94 PAUL WAY - DANNY COUSTE		CARSON CITY, NEVADA	10 SANITARY SEWER LINE EASEMENT
PROJ. MGR.: <u>LHS</u> DRAWN BY: <u>FEM</u> DATE: <u>12/05/2019</u> SCALE: <u>1"=200'</u>	 Manhard CONSULTING LTD <small>3476 Executive Pointe Way, Suite 102, Carson City, NV 89709 tel: (775) 882-8630 fax: (775) 885-7282 www.manhard.com Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>		SHEET 2 OF 2 DCC.CCNV.01

January 27, 2020 - 13:15 Dwg Name: F:\Dcccnv01\dwg\Surv\Work Area\DCCCNV01_Working.dwg Updated By: L.Smithson

Sewer Easement - 94 Paul Way



Property Information

Property ID 00804504
Location 94 PAUL WY
Owner COUSTE DANNY
Acres 1.42



[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