



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** October 21, 2021

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 designated as Carson City Assessor's Parcel Number ("APN") 004-392-02 and also known as portions of Grove Street, Little Lane, Parkland Avenue, Spartan Avenue, and Elaine Street, as offered for dedication by the Final Map for Little Lane Village Phase 1, recorded as Map Number 3005 on February 5, 2021. (Robert Nellis, RNellis@carson.org; Randall Rice, RRice@carson.org)

Staff Summary: Staff is requesting acceptance of APN 004-392-02 containing right-of-way which is located at Little Lane Village Phase 1. This parcel was offered for dedication during recordation of the final map, but the City deferred acceptance of the right-of-way at that time. Now that the street improvements have been constructed and City staff has determined that the right-of-way is built to City standards, acceptance of the dedication is recommended and must be accomplished by a separate resolution.

Agenda Action: Resolution **Time Requested:** 5 minutes

Proposed Motion

I move to adopt Resolution Number 2021-R-_____.

Board's Strategic Goal

Efficient Government

Previous Action

January 21, 2021 - Board of Supervisors approved Little Lane Village Phase 1 Final Map.

September 19, 2019 - Board of Supervisors approved the Tentative Subdivision Map for Little Lane Village Phase 1.

Background/Issues & Analysis

Little Lane Village Phase 1 is located on the north side of Little Lane, formerly known as APNs 004-021-14 and 004-021-09. It is a residential development consisting of 44 residential lots, common area, right-of-way, and Municipal Well #4, on property zoned Multi-Family Duplex ("MFD"). The land on which Municipal Well #4 sits was conveyed to the City through a deed recorded March 31, 2021 (APN 004-021-19; Document No. 518425). Therefore, the City already owns the land associated with that well, and any action on the present dedication will not impact Municipal Well #4.

The right-of-way now offered for dedication has its own APN, which is APN 004-392-02. This right-of way was offered for dedication on the Little Lane Village Phase 1 Final Map recorded on February 5, 2021; however, the City deferred acceptance at that time. Now that the street improvements have been constructed and City staff

has determined that the improvements are built to City standards, staff recommends acceptance of the dedication.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.390; Carson City Municipal Code 17.06.025

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 adopt the resolution and/or provide alternative direction.

Attachments:

1. [Resolution - Little Lane Village Phase 1 Acceptance of ROW_at \(Clean\).docx](#)

2. [Exhibit A - Map 3005.pdf](#)

3. [Location Map - Little Lane Phase 1.pdf](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2021-R-_____

A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS PUBLIC RIGHT OF WAY AT LITTLE LANE VILLAGE PHASE 1 DESIGNATED AS APN 004-392-02 (PORTIONS OF GROVE STREET, LITTLE LANE, PARKLAND AVENUE, SPARTAN AVENUE, AND ELAINE STREET)

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

WHEREAS, portions of Grove Street, Little Lane, Parkland Avenue, Spartan Avenue, and Elaine Street, collectively designated as APN 004-392-02, were offered for dedication by the Final Map for Little Lane Phase 1, recorded in the office of the Carson City Clerk-Recorder as Document No. 516257, Map No. 3005, and situated within Section 17, Township 15 North and Range 20 East, M.D.M., as described and shown in Exhibit “A”; and

WHEREAS, in the Final Map for Little Lane Phase 1, Carson City deferred acceptance of the offered right-of-way dedication; 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 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 right-of-way offered for dedication in the Final Map for Little Lane Phase 1 is necessary for public access and it is in the best interest of the public to accept said right-of-way; 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 right-of-way hereinabove described.

///

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

ADOPTED this 21st day of October, 2021.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

LORI BAGWELL
Mayor

ATTEST

AUBREY ROWLATT
Clerk-Recorder

FINAL MAP OF LITTLE LANE VILLAGE PHASE 1

OWNER'S CERTIFICATE:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS/HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF THE NEVADA REVENUE STATUTES, CHAPTER 278.

1. THE ACCESS, DRAINAGE, SEWER, PUBLIC UTILITY, ETC. EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.
2. FOR THE PUBLIC WAYS, RIGHTS-OF-WAY, ROADS, STREETS AND AVENUES AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THEREON IS/ARE HEREBY OFFERED AND CONVEYED FOR DEDICATION TO THE CITY OF CARSON, STATE OF NEVADA, AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE A PUBLIC THROUGHFARE FOREVER.

THE OWNER OF THIS SUBDIVISION MAP AND THEIR HEIRS ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF THIS PLAT TO ANY AND ALL SUBSEQUENT PURCHASERS. WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

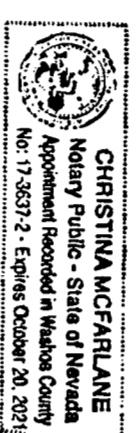
LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 BY: William J. Hales DATE: 7-29-2020
 PRINT NAME/TITLE: FORREST W. BRIS, Manager

NOTARY CERTIFICATE:
 STATE OF NEVADA
 COUNTY OF CARSON CITY, NV

ON THIS 29 DAY OF July, 2020, PERSONALLY APPEARED BEFORE ME
 ON THESE DATES AS Manager OF LITTLE LANE, LLC, A DELAWARE
 LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Christine McFarlane
 NOTARY PUBLIC
 PRINT NAME: Christine McFarlane
 COMMISSION NO. 1-36372 EXPIRES ON Oct 20, 2021



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, CARSON CITY, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS/HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF THE NEVADA REVENUE STATUTES, CHAPTER 278.

1. THE ACCESS, DRAINAGE, SEWER, PUBLIC UTILITY, ETC. EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.
2. FOR THE PUBLIC WAYS, RIGHTS-OF-WAY, ROADS, STREETS AND AVENUES AS IDENTIFIED HEREON INCLUDING ALL APPURTENANCES THEREON IS/ARE HEREBY OFFERED AND CONVEYED FOR DEDICATION TO THE CITY OF CARSON, STATE OF NEVADA, AND THAT THOSE ACCEPTED BY THE CITY OF CARSON ARE SET APART TO BE A PUBLIC THROUGHFARE FOREVER.

THE OWNER OF THIS SUBDIVISION MAP AND THEIR HEIRS ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF THIS PLAT TO ANY AND ALL SUBSEQUENT PURCHASERS. WE DECLARE THAT WE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

CARSON CITY,
 BY: Lois Bagwell DATE: 2/11/21
 PRINT NAME/TITLE: _____

NOTARY CERTIFICATE:

STATE OF NEVADA
 COUNTY OF CARSON CITY, NV

ON THIS 5th DAY OF February, 2021, PERSONALLY APPEARED BEFORE ME,
Lois Bagwell AS Notary OF Carson CITY.

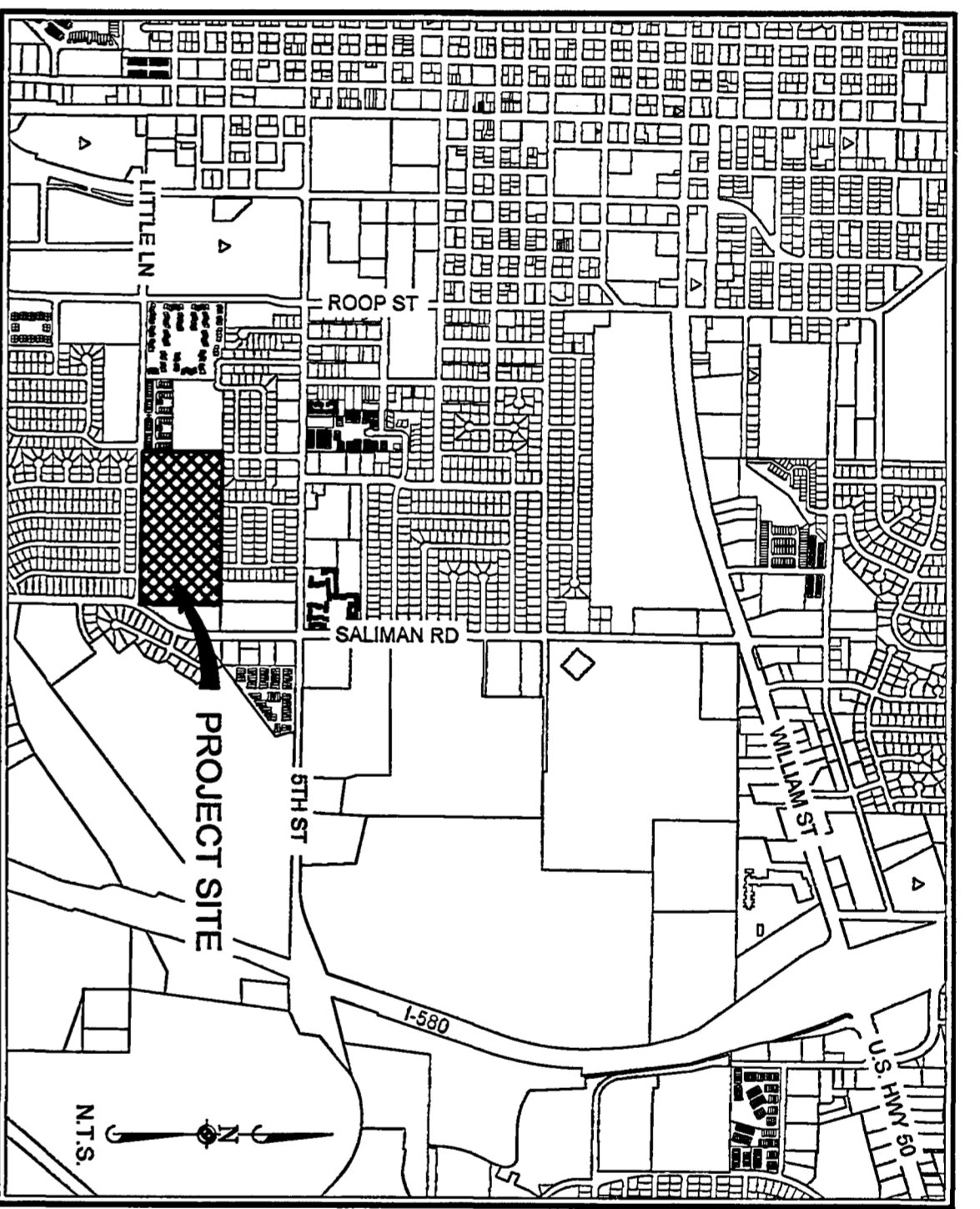
WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Lois Bagwell
 NOTARY PUBLIC
 PRINT NAME: Lois Bagwell
 COMMISSION NO. 14-13331-5 EXPIRES ON 3/14/2022

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT LITTLE LANE, LLC, A DELAWARE LIMITED LIABILITY COMPANY & CARSON CITY, OWNERS OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT THE OWNER OF RECORD OF THE LAND MAP THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SET FORTH 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.

BY: Ron B. Boezemans DATE: 08/17/2020
 PRINT NAME: Ron Boezemans
 TITLE: Notary Public - State of Nevada



CITY ENGINEER'S CERTIFICATE:

CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP OF LITTLE LANE, LLC, SITUATE IN THE SOUTH ONE-HALF OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AS SHOWN ON THIS PLAT THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM Satisfied THAT THIS MAP IS TECHNICALLY CORRECT.

DATE: 2/5/21
 BY: Lee Plemel
 P.E., CITY ENGINEER

TREASURER CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THIS LAND FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF PROPERTY TAXES FOR THE CONVERSION OF PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.250.

APN: 004-02-114 & 004-02-109
 DATE: 2-5-21
 BY: Gale Robertson
 PRINTED NAME: Gale Robertson
 TREASURER

CARSON CITY CLERK CERTIFICATE:

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

BY: Abbey Rowlett DATE: 2-5-2021
 PRINTED NAME: Abbey Rowlett
 CITY CLERK

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.

DATE: 2/5/21
 BY: Lee Plemel
 PRINTED NAME: Lee Plemel
 COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

LEE H. SWINSON, 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 LITTLE LANE, LLC.
2. THE LANDS SHOWN ON THE SOUTH ONE-HALF OF SECTION 17, T15 N. R. 20 E., M.D.M., CARSON CITY COUNTY, NEVADA AND THE SURVEY WAS COMPLETED ON DECEMBER 9, 2019.
3. THIS PLAT COMPLETS WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
4. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 9, 2019, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE CONVEYANCE BEFORE RECORDATION TO ENSURE THE RESTITUTION OF THE MONUMENTS.



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 SEWER DISPOSAL, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS FURNISHED UPON PLANS FOR A PUBLIC WATER SUPPLY. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

DATE: 7/23/2020
 BY: Ron Fahay
 PRINTED NAME: Ron Fahay
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,
 BUREAU OF WATER POLLUTION CONTROL

DIVISION OF WATER RESOURCES CERTIFICATE:

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

DATE: 7/23/2020
 BY: Malcolm Wilkins, P.E.
 PRINTED NAME: Malcolm J. Wilkins, P.E.
 DIVISION OF WATER RESOURCES

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. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE.

DATE: 8/17/2020
 BY: Scott Miller
 PRINTED NAME: Scott Miller
 SERRA PACIFIC POWER COMPANY d/b/a NV ENERGY

NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA

DATE: 8/17/2020
 BY: Debra K. Kiley-Custody
 PRINTED NAME: Debra Kiley-Custody
 CHARTER COMMUNICATIONS

SOUTHWEST GAS CORPORATION 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 ENTER THAT LOT WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.

DATE: 8/11/20
 BY: Ambera Maracci
 PRINTED NAME: Ambera Maracci
 SOUTHWEST GAS CORPORATION

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING LTD ON THIS 5 DAY OF February, 2021 AT 21 O'CLOCK P.M. IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: 88
 FILE NO: 516257
 ADDRESS: Rowlett
 BY: Cassie Franz
 RECORDER

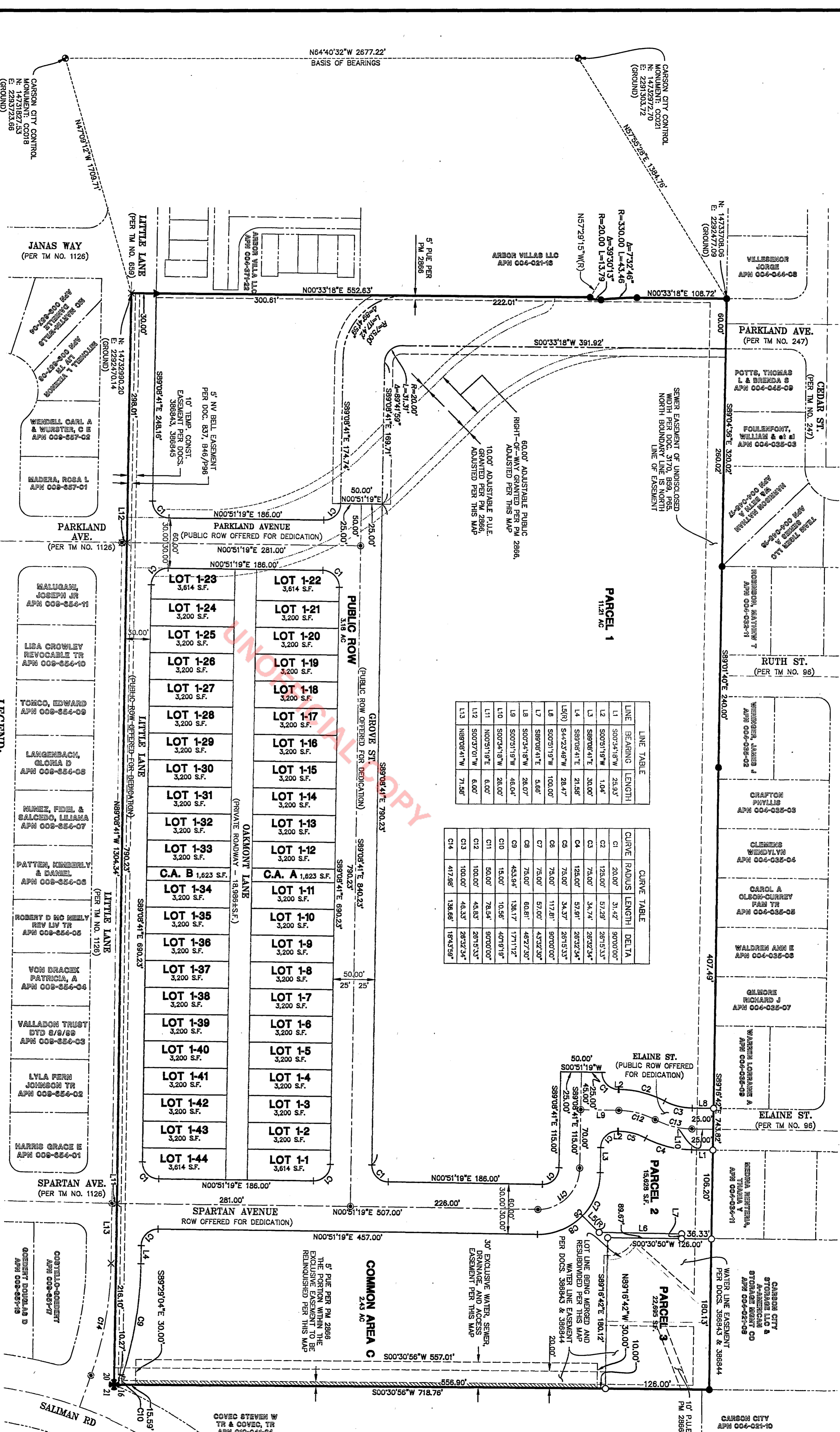
FINAL MAP FOR
LITTLE LANE VILLAGE PHASE 1
 BEING A MERGER & RESUBDIVISION OF PARCELS B & C OF PM 2866
 SITUATE WITHIN THE SOUTH 1/2 OF SECTION 17,
 TOWNSHIP 15N., RANGE 20E., M.D.M.

SUB-2020-0002

DRAWN BY: JMERCHENT
 DATE: 01/2020
 PROJ. CODE: BHC00V
 SHEET 1 OF 3

Manhard CONSULTING LTD

SUBDIVISION MAP 3065



LINE	BEARING	LENGTH	CURVE RADIUS	LENGTH	DELTA
L1	S00°34'18"W	25.83'	20.00'	31.42'	90°00'00"
L2	S00°51'19"W	1.04'	125.00'	57.28'	28°15'33"
L3	S89°08'41"E	30.00'	75.00'	34.74'	28°32'34"
L4	S89°08'41"E	21.58'	128.00'	57.91'	28°32'34"
L4(1)	S44°23'48"W	28.47'	75.00'	34.37'	28°15'33"
L5	S00°51'19"W	100.00'	75.00'	117.81'	90°00'00"
L6	S00°34'18"W	28.00'	75.00'	80.81'	48°27'30"
L7	S89°08'41"E	28.00'	75.00'	57.00'	43°32'30"
L8	S00°51'19"W	48.00'	15.00'	10.96'	40°19'18"
L9	S00°34'18"W	28.00'	453.94'	138.17'	17°11'12"
L10	S00°51'19"W	28.00'	15.00'	10.96'	40°19'18"
L11	N00°51'19"E	6.00'	80.00'	78.84'	90°00'00"
L12	S00°37'07"W	6.00'	100.00'	45.83'	28°15'33"
L13	N89°08'41"W	71.58'	100.00'	48.33'	28°15'33"
L13	N89°08'41"W	71.58'	417.98'	136.68'	18°43'58"

GENERAL NOTES:

- 1) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- 2) INTERNAL LOT SETBACKS SHALL BE FRONT SETBACK 10 FEET, REAR SETBACK 20 FEET, SIDE SETBACK 5 FEET, AND STREET SIDE SETBACK 10 FEET.
- 3) PERIPHERAL SETBACKS SHALL BE FRONT (LITTLE LANE) SETBACK 20 FEET, SIDE SETBACK 7 FEET, REAR SETBACK 51 FEET.
- 4) A BLANKET PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENT IS HEREBY GRANTED ACROSS COMMON AREAS, PARCELS 1-2, AND ANY STREETS DESIGNATED AS PUBLIC OR PRIVATE, EXCLUDING THE AREA OF THE EXCLUSIVE EASEMENT PER THIS MAP ON COMMON AREA C.
- 5) THE EXISTING MONUMENT WELL ON PARCEL 1, APN 004-021-18, IS TO REMAIN.
- 6) THE DEFINITION/FLOOD MITIGATION BASIN LOCATED COMMON AREA A SHALL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.
- 7) THE SUBDIVISION HOA IS RESPONSIBLE FOR MAINTENANCE, PARKING, ENFORCEMENT, SNOW REMOVAL, AND RECONSTRUCTION OF ANY STREETS DESIGNATED AS PUBLIC OR PRIVATE, EXCLUDING THE AREA OF THE EXCLUSIVE EASEMENT PER THIS MAP ON COMMON AREA C.
- 8) A RECREATIONAL ACCESS EASEMENT ALONG THE SIDE YARDS OF LOTS 1-1 THROUGH 1-44 IS HEREBY GRANTED.
- 9) 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 EXTEND 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.
- 10) ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- 11) NO SHALLOW WELLS, SEPTIC TANKS, OR LEACH FIELDS WERE OBSERVED ON THE SUBJECT PROPERTY.
- 12) ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON INCLUDE CABLE TELEVISION.
- 13) ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON INCLUDE CABLE TELEVISION.

GENERAL NOTES (CONTINUED):

- 14) LOTS BEING CREATED ON THIS MAP ARE LOCATED WITHIN HIGH GROUND WATER. SEE DOCUMENT NUMBER 516254 FOR PARTICULARS.
- 15) A 10-FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ALONG STREET FRONTAGES AND A 5-FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR PARCEL AND LOT LINES. THESE PARCELS, EXCEPT PARCEL 3, BEING CREATED ON THIS MAP ARE SUBJECT TO THE LITTLE LANE VILLAGE DECLARATION OF CONVEYANCES, CONDITIONS, AND RESTRICTIONS, SEE DOCUMENT NUMBER 516254 FOR PARTICULARS.

BASES OF BEARINGS:

GRID NORTH, MONUMENT 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 CENTRAL MONUMENTS C0027 AND C0018 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA, AS FILE NO. 402923. COMBINED GRID TO GROUND FACTOR = 1.0002. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES.

LAND USE SUMMARY:

TYPE	SQUARE FEET	ACRES
44 LOTS	41,427 S.F.	0.943 AC
3 PARCELS	4,092 S.F.	0.093 AC
1 PUBLIC ROW	43,839 S.F.	1.002 AC
1 PRIVATE ROW	4,014 S.F.	0.092 AC
TOTAL	93,350 S.F.	2.130 AC

LEGEND:

- 17 FOUND SECTION CORNER AS NOTED
- 18 FOUND 5/8" REBAR & CAP, "7.5 17044"
- 19 FOUND 5/8" REBAR & CAP, "7.5 12140"
- 20 FOUND 5/8" REBAR & CAP, "7.5 12140"
- 21 COMPRISED POINT NOTHING FOUND, NOTHING SET
- 22 SET 5/8" REBAR & CAP "7.5 12140" OR CURB SCRIBE ON LOT LINE EXTENDED
- 23 SET STANDARD CENTRILINE MONUMENT
- 24 FOUND STANDARD CENTRILINE MONUMENT
- 25 FOUND CARSON CITY C.P.S. CONTROL MONUMENT
- 26 ASSASSOR PARCEL NUMBER
- 27 SQUARE FEET
- 28 SUBDIVISION BOUNDARY LINE
- 29 NEW LOT LINES
- 30 ADJACENT PARCEL LINE
- 31 STREET CENTRILINE
- 32 EXISTING EASEMENT
- 33 TIES
- 34 FEMA ZONE AO LIMITS

Manhard CONSULTING

BEING A MERGER & RESUBDIVISION OF PARCELS B & C OF PM 2866 SITUATE WITHIN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 15N, RANGE 20E, M.D.M.

Manhard CONSULTING

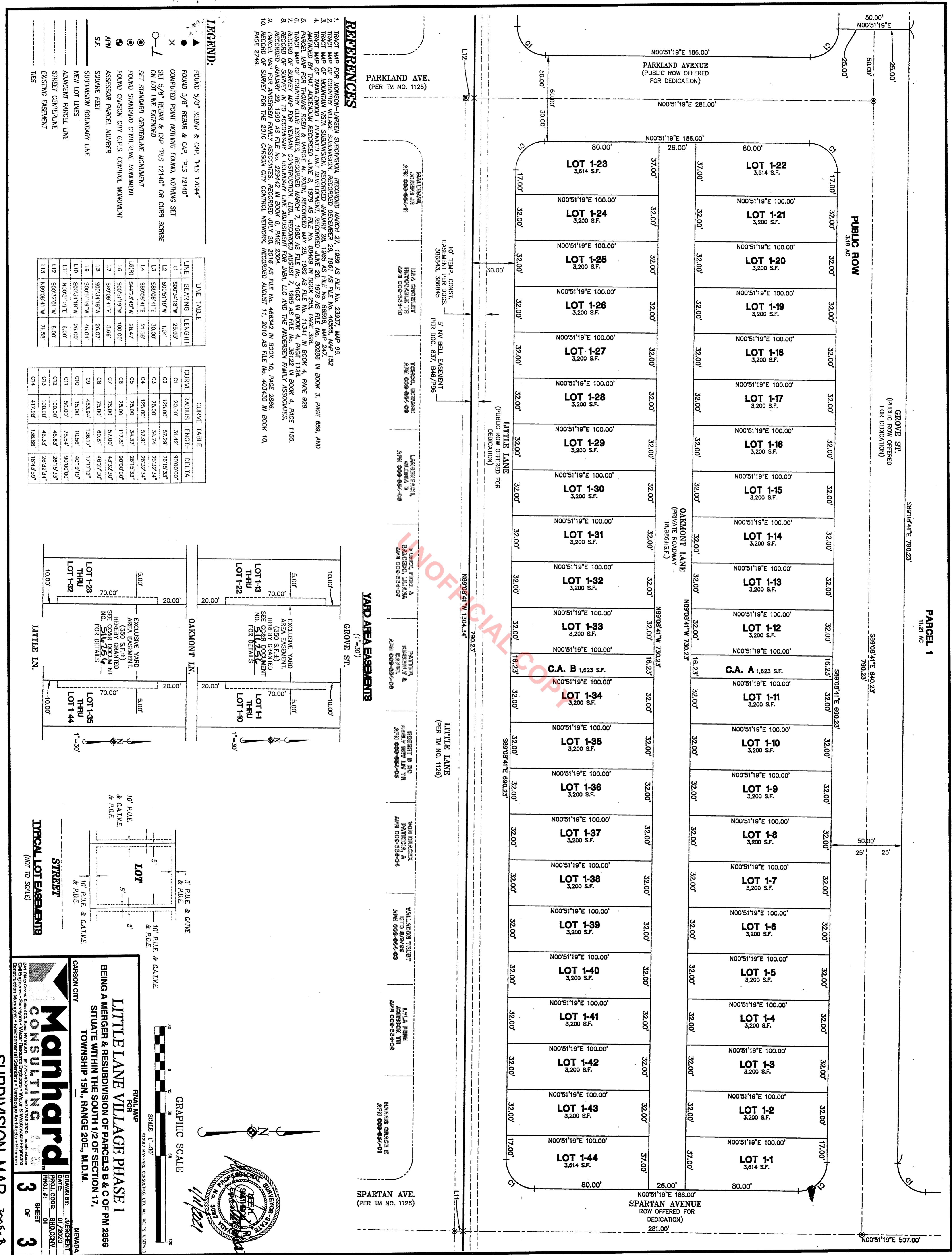
DRAWN BY: JMS/RECHENT
DATE: 07/2020
PROJECT: BROCKWAY
SHEET 2 OF 3

SCALE: 1"=60'

GRAPHIC SCALE

200' 100' 50' 0' 50' 100' 200'

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REFERENCES

1. TRACT MAP FOR MONSON-LARSEN SUBDIVISION, RECORDED MARCH 27, 1999 AS FILE NO. 23937, MAP 96.
2. TRACT MAP OF COUNTRY VILLAGE SUBDIVISION, RECORDED DECEMBER 29, 1961 AS FILE NO. 46565, MAP 152.
3. TRACT MAP OF KOUZMAN VISTA SUBDIVISION, RECORDED JANUARY 28, 1985 AS FILE NO. 48696, MAP 247.
4. TRACT MAP OF KANDELWOOD PLANNED UNIT DEVELOPMENT, RECORDED DECEMBER 29, 1961 AS FILE NO. 46565, MAP 152.
5. PARCEL MAP FOR THOMAS ROEN & MARCE W. ROEN, RECORDED MAY 25, 1982 AS FILE NO. 11341 IN BOOK 4, PAGE 929.
6. TRACT MAP OF COUNTRY CLUB ESTATES, RECORDED MARCH 7, 1985 AS FILE NO. 34063 IN BOOK 4, PAGE 1126.
7. RECORD OF SURVEY FOR NEWMAN CONSTRUCTION, LTD., RECORDED AUGUST 7, 1985 AS FILE NO. 38122 IN BOOK 4, PAGE 1155.
8. RECORD OF SURVEY IN TO ACCOMPANY A BOUNDARY LINE ADJUSTMENT FOR JABA, LLC AND THE ANDERSEN FAMILY ASSOCIATES, RECORDED JANUARY 29, 1999 AS FILE NO. 229442 IN BOOK 8, PAGE 2304.
9. PARCEL MAP FOR ANDERSEN FAMILY ASSOCIATES, RECORDED JULY 20, 2018 AS FILE NO. 468342 IN BOOK 10, PAGE 2886.
10. RECORD OF SURVEY FOR THE 2010 CARSON CITY CONTROL NETWORK, RECORDED AUGUST 11, 2010 AS FILE NO. 400435 IN BOOK 10, PAGE 2743.

LEGEND:

- ▲ FOUND 5/8" REBAR & CAP "PLS 17044"
- FOUND 5/8" REBAR & CAP "PLS 12140"
- X COMPUTED POINT NOTHING FOUND, NOTHING SET
- L SET 5/8" REBAR & CAP "PLS 12140" OR CURB SCORE ON LOT LINE EXTENDED
- SET STANDARD CENTERLINE MONUMENT
- FOUND STANDARD CENTERLINE MONUMENT
- FOUND CARSON CITY G.P.S. CONTROL MONUMENT
- APN ASSESSOR PARCEL NUMBER
- S.F. SQUARE FEET
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINES
- ADJACENT PARCEL LINE
- STREET CENTERLINE
- EXISTING EASEMENT
- TIES

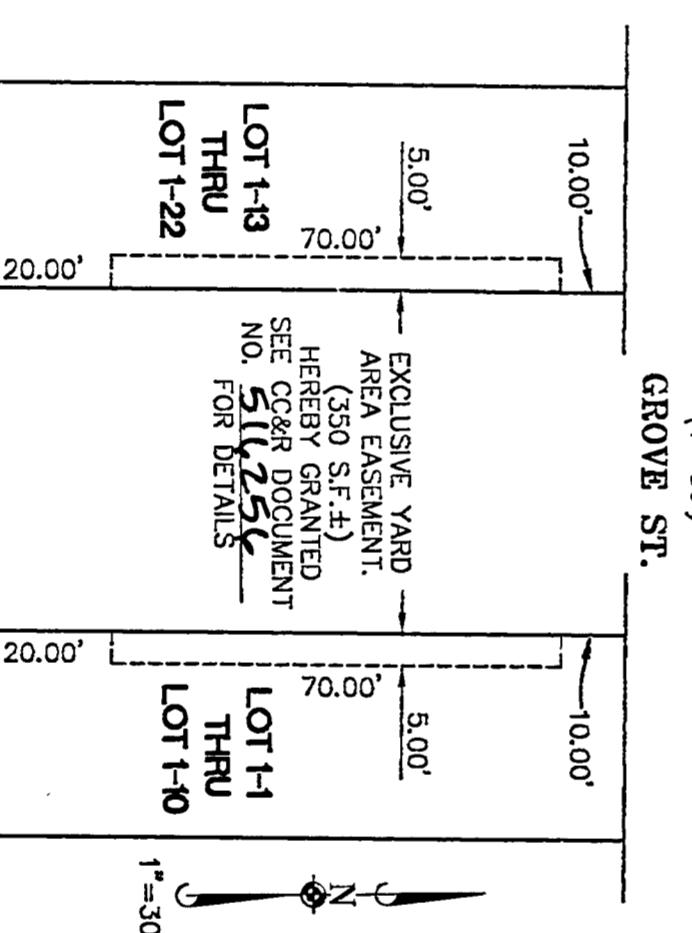
LINE TABLE

LINE	BEARING	LENGTH
L1	S00°34'18"W	28.93'
L2	S00°51'19"W	1.04'
L3	S89°08'41"E	30.00'
L4	S89°08'41"E	21.58'
L5(9)	S44°23'49"W	28.47'
L6	S00°51'19"W	100.00'
L7	S89°08'41"E	5.66'
L8	S00°34'18"W	28.07'
L9	S00°51'19"W	46.04'
L10	S00°34'18"W	28.00'
L11	N00°51'19"E	6.00'
L12	S00°37'01"W	6.00'
L13	N89°08'41"W	71.58'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.42'	90°00'00"
C2	125.00'	57.22'	261°53'34"
C3	75.00'	34.74'	26°52'34"
C4	125.00'	57.91'	26°52'34"
C5	75.00'	34.37'	261°53'34"
C6	75.00'	117.81'	90°00'00"
C7	75.00'	57.00'	43°32'30"
C8	75.00'	60.81'	46°27'30"
C9	453.54'	16.17'	171°11'2"
C10	15.00'	10.56'	40°19'19"
C11	50.00'	78.54'	90°00'00"
C12	100.00'	48.83'	26°52'34"
C13	100.00'	48.33'	26°52'34"
C14	417.98'	158.66'	18°13'59"

YARD AREA EASEMENTS
(1"=30')



GRAPHIC SCALE
SCALE: 1"=30'



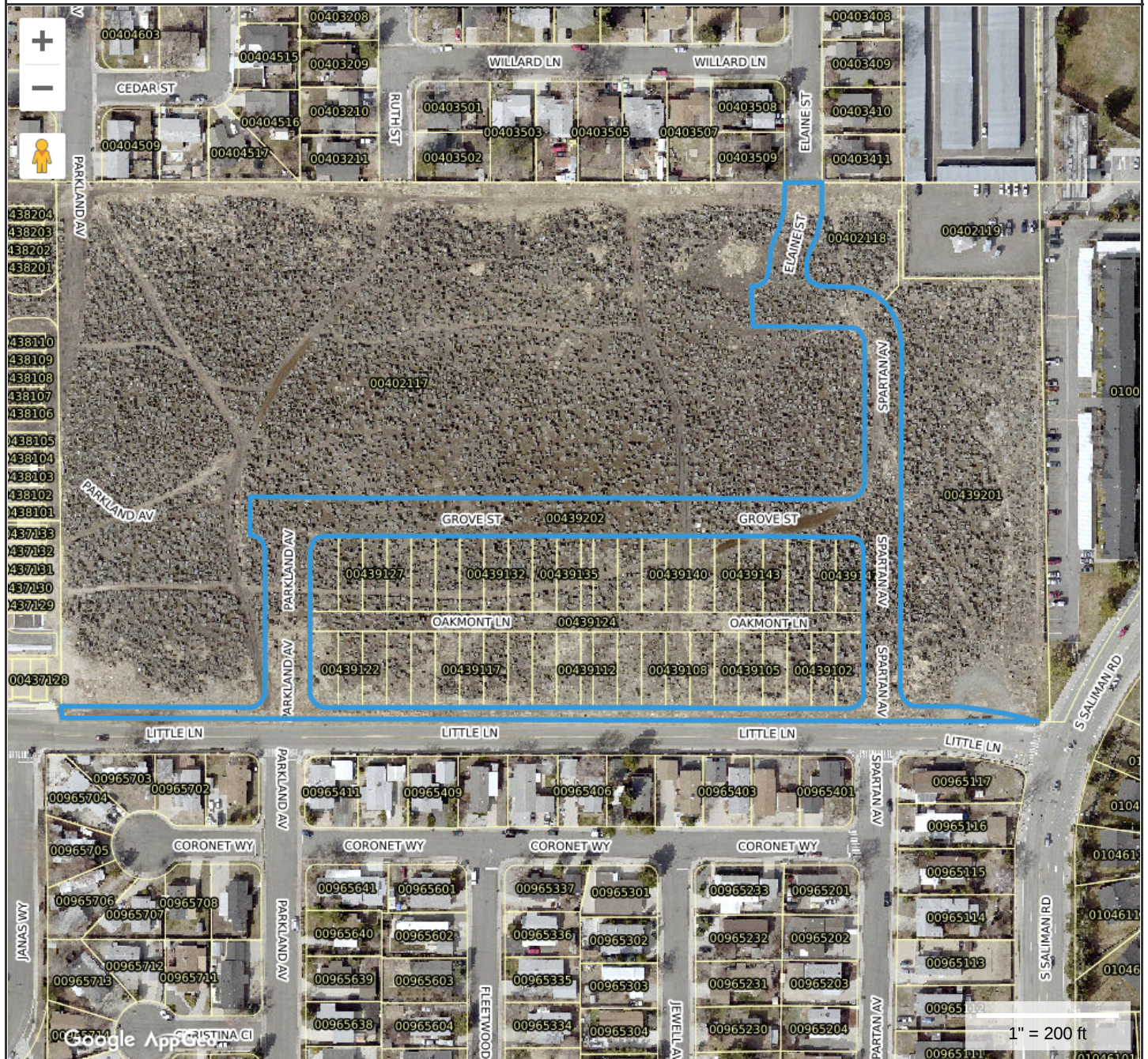
Manhard CONSULTING, INC.
BEING A MERGER & RESUBDIVISION OF PARCELS B & C OF PM 2866 SITUATE WITHIN THE SOUTH 1/2 OF SECTION 17, TOWNSHIP 15N, RANGE 20E, M.D.M.

LITTLE LANE VILLAGE PHASE 1

CARSON CITY, NEVADA

DRAWN BY: J. MERCER
DATE: 01/20/20
PROJ. CODE: BH CONN
SHEET 3 OF 3

Little Lane Phase 1



Property Information

Property ID 00439202
 Location
 Owner LITTLE LANE LLC
 Acres 3.18



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

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.