



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 4, 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") 004-408-37 and also known as portions of Pilot Peak Drive, Pyramid Peak Drive, Porter Peak Drive, Pearl Peak Drive, Wildcat Peak Drive, E. Robinson Street, Hogan Peak Street, Monitor Peak Street, Evan Street, and Boundary Peak Street, as offered for dedication by the Final Map for Blackstone Ranch Phase 1-A, recorded as Map Number 3014 on June 24, 2021. (Robert Nellis, RNellis@carson.org; Randall Rice, RRice@carson.org)

Staff Summary: Staff is requesting acceptance of APN 004-408-37 containing right-of-way which is located at Blackstone Ranch Phase 1-A. This parcel was offered for dedication during recordation of the final map, but the City deferred acceptance of the right-of-way. 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:** Consent

Proposed Motion

I move to adopt Resolution no. 2021-R-_____.

Board's Strategic Goal

Efficient Government

Previous Action

June 17, 2021 - Board of Supervisors approved Blackstone Ranch Phase 1-A Final Map.

April 18, 2019 - Board of Supervisors approved a modification to Tentative Map TSM-17-005 relative to construction of the flood conveyance channels.

March 16, 2017 - Board of Supervisors approved Tentative Map TSM-17-005 subject to conditions of approval.

Background/Issues & Analysis

The Blackstone Ranch Phase 1-A is located south of Robinson Street and east of North Saliman Road, and formerly designated as APN 010-041-84 (SUB-2020-0011). It is a residential development consisting of 66 single-family residential lots, four drainage parcels, right-of-way, common areas, and three remainder parcels on a 45.16-acre parcel zoned Single Family 6,000 ("SF6").

The right-of-way now offered by dedication has its own APN, which is APN 004-408-37. This right-of-way was offered for dedication on the Blackstone Ranch Phase 1-A Final Map recorded on June 24, 2021; however, the City deferred acceptance at that time. Now that the right-of-way is constructed, and City staff has determined that the right-of-way is built to City standards, acceptance of the dedication is recommended.

The Blackstone Ranch Phase 1-A Final Map also offered the four drainage parcels (parcels A, B, C, and D), and the City also deferred acceptance of those parcels. Although City staff anticipates bringing a proposed resolution in the future to accept those four parcels, it does not recommend doing so now because the work on those parcels is not yet complete.

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 - Blackstone Ranch Phase 1-A Acceptance of ROW_at \(Clean\).docx](#)
- 2. [Exhibit A - Map 3014.pdf](#)
- 3. [Location Map - Blackstone Ranch Phase 1-A.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

RESOLUTION NO. 2021-R-_____

A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC RIGHT OF WAY AT BLACKSTONE RANCH PHASE 1-A DESIGNATED AS APN 004-408-37 (PORTIONS OF PILOT PEAK DRIVE, PYRAMID PEAK DRIVE, PORTER PEAK DRIVE, PEARL PEAK DRIVE, WILDCAT PEAK DRIVE, E. ROBINSON STREET, HOGAN PEAK STREET, MONITOR PEAK STREET, EVAN STREET, AND BOUNDARY PEAK STREET)

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

WHEREAS, portions of Pilot Peak Drive, Pyramid Peak Drive, Porter Peak Drive, Pearl Peak Drive, Wildcat Peak Drive, E. Robinson Street, Hogan Peak Street, Monitor Peak Street, Evan Street, and Boundary Peak Street, collectively designated as APN 004-408-37, were offered for dedication by the Final Map for Blackstone Ranch Phase 1-A, recorded in the office of the Carson City Clerk-Recorder as Document No. 521829, Map No. 3014, and situated within Section 16, Township 15 North, and Range 20 East, M.D.M., as described and shown in Exhibit “A”; and

WHEREAS, in the Final Map for Blackstone Ranch Phase 1-A, 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 Blackstone Ranch Phase 1-A 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 4th day of November, 2021.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

LORI BAGWELL
Mayor

ATTEST

AUBREY ROWLATT
Clerk-Recorder

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RD LOMPA, 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 278A. THAT PARCELS A, B, C, & D SHOWN HEREON ARE HEREBY DEEDED TO CARSON CITY IN FEE TITLE, AND THAT THE STREETS, AND DRIVES SHOWN FOR DEDICATION 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, UNLESS STATED OTHERWISE, AND FOR THE STATED PURPOSE. THE OWNER DECLARES THAT HE/SHE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/HER NAME. I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY

BY: [Signature] 5/5/2021
 TITLE: NEVADA GENERAL MANAGER

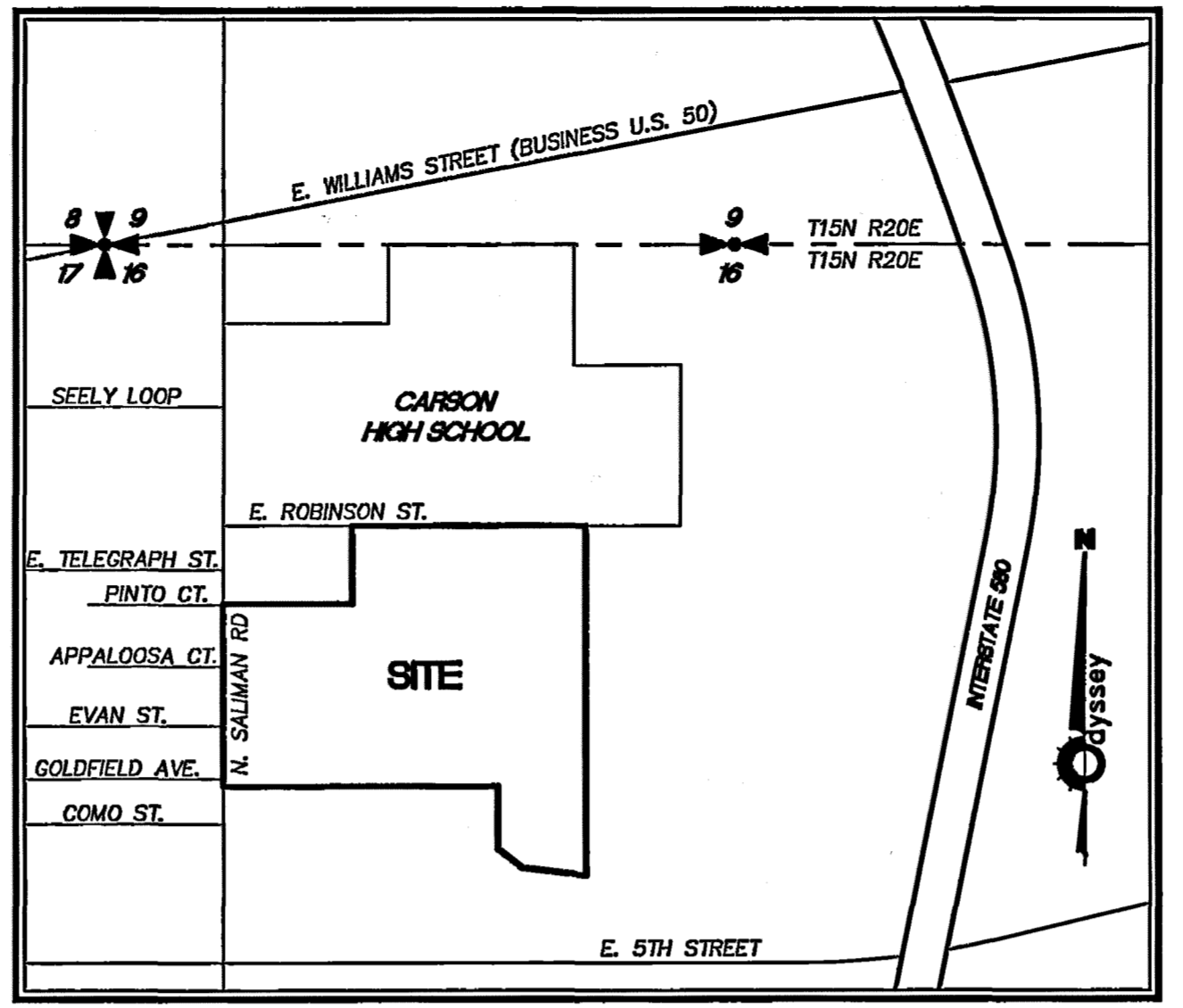
STATE OF Nevada } S.S.
 COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 5, 2021

BY STEVE THOMSEN AS THE NEVADA GENERAL MANAGER OF RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

BY: [Signature]
 NOTARY PUBLIC
 (MY COMMISSION EXPIRES 6-01-2021)

**FINAL MAP
 BLACKSTONE RANCH PHASE 1-A**

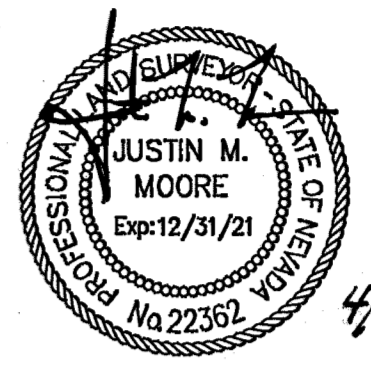


VICINITY MAP
 NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, JUSTIN M. MOORE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR ODYSSEY ENGINEERING, INC., DO HEREBY CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY.
- 2) THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 16, T.15 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON APRIL 30, 2021.
- 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 FEBRUARY 1, 2022, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.



JUSTIN M. MOORE, P.L.S.
 NEVADA CERTIFICATE No. 22362

REFERENCES:

- (R1) PRELIMINARY TITLE REPORT PREPARED BY FIRST CENTENNIAL TITLE COMPANY OF NEVADA, ORDER NO. B223962-GT, COMMITMENT DATE: SEPTEMBER 7, 2020
- (R2) ABANDONMENT OF PUBLIC RIGHT OF WAY, DOCUMENT NO. 499221, RECORDED OCTOBER 7, 2019, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R3) RECORD OF SURVEY NO. 2781, RECORDED OCTOBER 12, 2012, AS FILE NO. 427133, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R4) PARCEL MAP NO. 975, RECORDED JUNE 29, 1983, AS FILE NO. 19422, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R5) PARCEL MAP NO. 974, RECORDED JUNE 27, 1983, AS FILE NO. 19350, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R6) PARCEL MAP NO. 678, RECORDED AUGUST 21, 1978, AS FILE NO. 82033, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R7) PARCEL MAP NO. 546, RECORDED FEBRUARY 3 1977, AS FILE NO. 68249, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R8) PARCEL MAP NO. 2926, RECORDED OCTOBER 6, 2017, AS FILE NO. 479250, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R9) PARCEL MAP NO. 2943, RECORDED JUNE 12, 2018, AS FILE NO. 485886, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- (R10) RECORD OF SURVEY MAP NO. 2749, RECORDED AUGUST 11, 2010, AS FILE NO. 403435, OFFICIAL RECORDS OF CARSON CITY, NEVADA.

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT RD LOMPA, LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNS OF RECORD AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT IT IS THE ONLY OWNER OF RECORD OF SAID LAND; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS A RECORD OF SECURITY INTEREST IN SAID LAND; AND 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 COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AS OF April 16, 2021.

FIRST CENTENNIAL TITLE COMPANY OF NEVADA
 BY: [Signature] 5-7-2021
 TITLE: Secretary

UTILITY COMPANY'S CERTIFICATE:

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

BY: [Signature] 5/6/2021
 SIERRA PACIFIC POWER COMPANY d/b/g NV ENERGY
 TITLE: ASSOC LOW AGENT

BY: [Signature] 5/7/2021
 NEVADA BELL d/b/g AT&T NEVADA
 TITLE: MGR OSP PLANNING

BY: [Signature] 5/6/2021
 CHARTER COMMUNICATIONS
 TITLE: Supervisor

BY: [Signature] 6/10/21
 CARSON CITY UTILITY DEPARTMENT
 TITLE: CITY ENGINEER

BY: [Signature] 6/11/21
 SOUTHWEST GAS CORPORATION
 TITLE: Supervisor Engineering

TREASURER'S CERTIFICATE:

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

A.P.N. 010-041-84
 CARSON CITY TREASURER
 BY: [Signature] DATE: Wed. 6-9-21
 NAME: ANDREW RASOR
 TITLE: TREASURER, CARSON CITY

CITY ENGINEER'S CERTIFICATE:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT. THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF. THAT ALL PROVISIONS OF N.R.S. 278A.430 THROUGH 278A.590 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.

BY: [Signature] 6-10-21
 CITY ENGINEER
 RANDALL RICE, P.E.

DIVISION OF WATER RESOURCES CERTIFICATE:

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

BY: [Signature] 5/13/21
 BY: Malcolm S. Wilson, P.E., Chief Water Rights
 DIVISION OF WATER RESOURCES

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

THIS FINAL MAP HAS BEEN 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.

BY: [Signature] 5/13/21
 BY: Ryan Faney, NDEP-BWPC SEII
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION
 BUREAU OF WATER POLLUTION CONTROL

CLERK'S CERTIFICATE:

THE CITY HAS APPROVED THIS MAP AND THE OFFER OF DEDICATION OF THE STREETS AND ACCEPTANCE OF DEEDED PARCELS A, B, C, & D AS SHOWN HEREON ARE BEING DEFERRED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390

BY: [Signature] 6-23-2021
 CLERK

PLANNING DIVISION CERTIFICATE:

THIS FINAL MAP HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED ON MARCH 16, 2017 AND AMENDED ON APRIL 18, 2019 BY THE BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED. THE FINAL MAP SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION ON THE 17 DAY OF JUNE, 2021.

BY: [Signature] JUNE 17, 2021
 COMMUNITY DEVELOPMENT DIRECTOR
 HOPE SULLIVAN, AICP

BOARD OF SUPERVISORS
 APPROVAL JUNE 17, 2021
[Signature]

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF ODYSSEY ENGINEERING, INC., ON THIS 24th DAY OF June, 2021, AT 43 MINUTES PAST 9 O'CLOCK A.M., IN BOOK 11, PAGE 3014, THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: 118.00 BY: [Signature]
 RECORDER
 FILE NUMBER: 521829 BY: [Signature]
 DEPUTY

FINAL MAP
 FOR
BLACKSTONE RANCH PHASE 1-A
 OWNER OF RECORD
RD LOMPA, LLC.
 BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926
 SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303
 WWW.ODYSSEY-CIVIL-ENGINEERING.COM

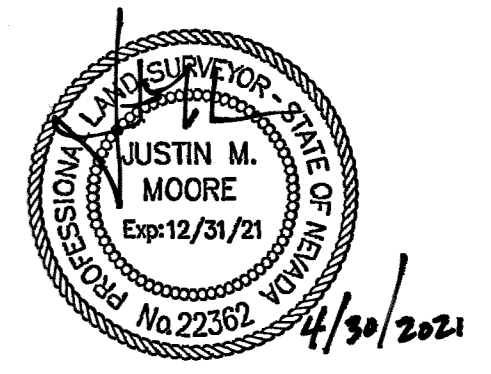
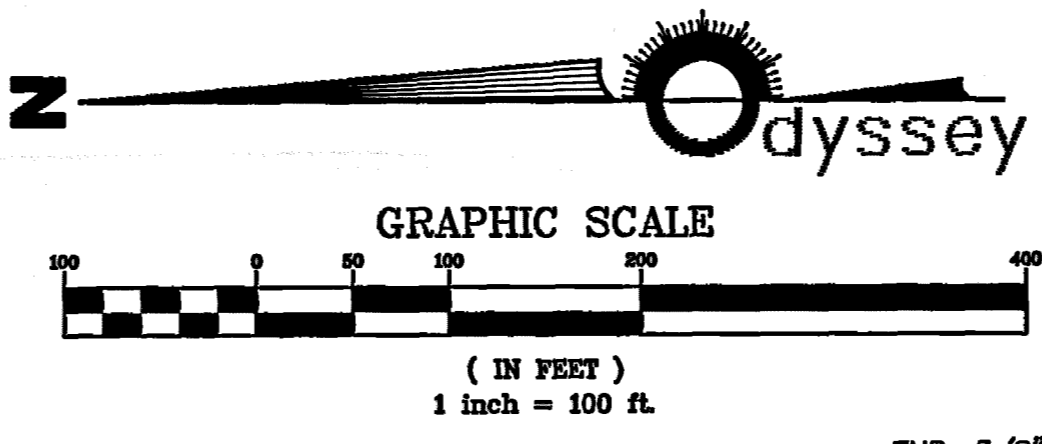
Odyssey ENGINEERING INCORPORATED

SHEET
 1
 OF
 6

Doc # 521829

Doc # 521829
 Recorded 6/24/2021 9:34 AM
 Requested by CARSON CITY PLANNING
 Carson City - NV
 Aubrey Rowlett Clerk - Recorder
 Pg 1 of 6, Fees \$118.00

FND. 1 1/2" IRON PIPE WITH TAG "RLS 2096" N: 14738218.16 E: 2296482.46 (GROUND COORDINATE)



BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

LINE & CURVE TABLES:
SEE SHEET 6 OF 6

LEGEND:

	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EASEMENT SIDELINE
	SURVEY TIE
	FEMA FLOOD DESIGNATION LINE
	RADIAL LINE
	GRAPHIC BORDER
	TEMPORARY EASEMENT PER THIS MAP *SEE EASEMENT NOTES ON THIS SHEET.

- ◆ FOUND QUARTER CORNER AS NOTED
- ▲ FOUND CARSON CITY CONTROL POINT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET 5/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
- SF6 SINGLE FAMILY 6000 SQUARE FEET - ZONING
- P.M. PARCEL MAP
- (R) RADIAL BEARING
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (M) MEASURED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- C.A. COMMON AREA

- ZONING:**
- CURRENT MASTER PLAN: MEDIUM DENSITY RESIDENTIAL.
 - CURRENT ZONING DISTRICT: "SINGLE FAMILY 6000 SQ. FT." (SF6).

FEMA NOTE:
SUBJECT PROPERTY IS SITUATE WITHIN FEMA FLOOD DESIGNATION'S "ZONE X", "ZONE AO", AND "ZONE AE" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP'S (FIRM) NUMBER'S:
32000100926 - EFFECTIVE DATE: DECEMBER 22, 2016
3200010111H - EFFECTIVE DATE: JUNE 20, 2019
(THE FLOOD DESIGNATION LINE'S SHOWN HEREIN IS APPROXIMATE BASED ON SAID FIRM MAP'S.)

G:\3866 - LOMPA RANCH PM\DWG\FINAL MAP - PHASE 1\3866 TM PH-1.DWG

FINAL MAP
FOR
BLACKSTONE RANCH PHASE 1-A
OWNER OF RECORD
RD LOMPA, LLC.

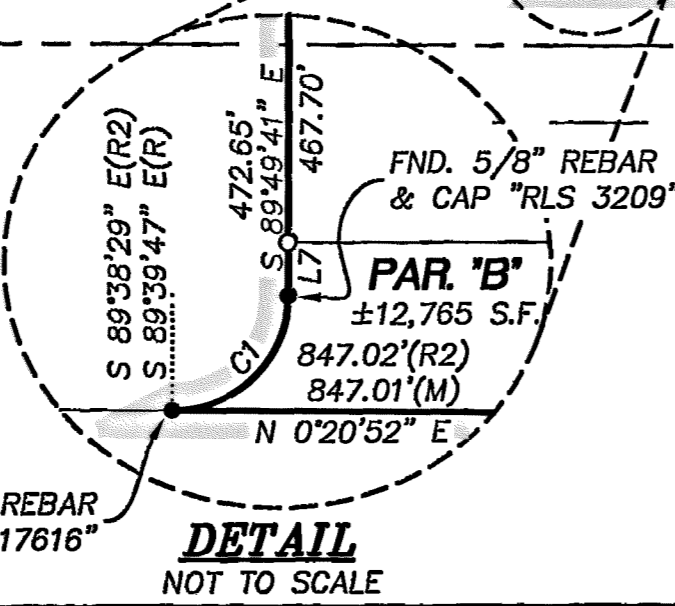
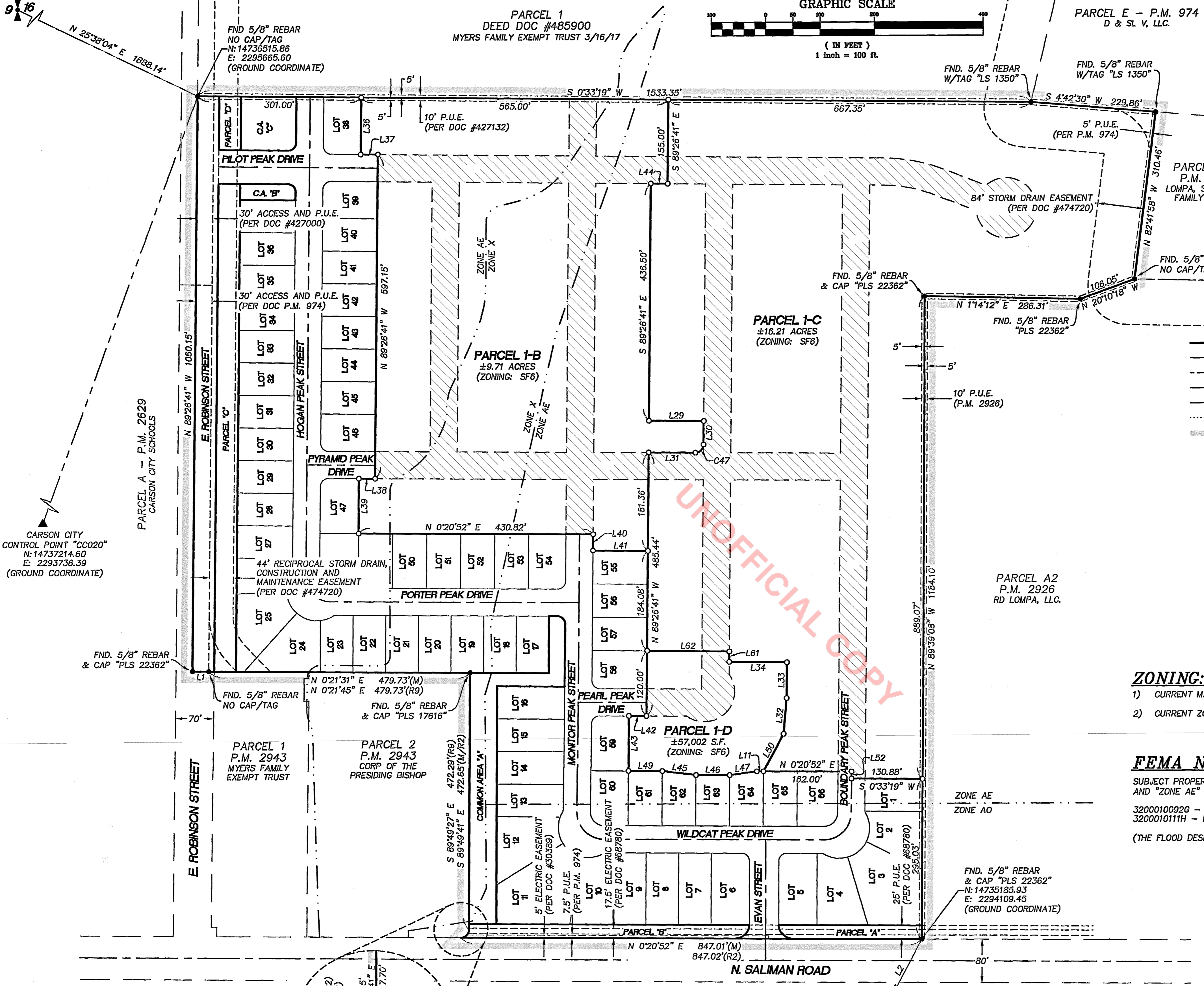
BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

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Odyssey ENGINEERING INCORPORATED

SHEET
2
OF
6



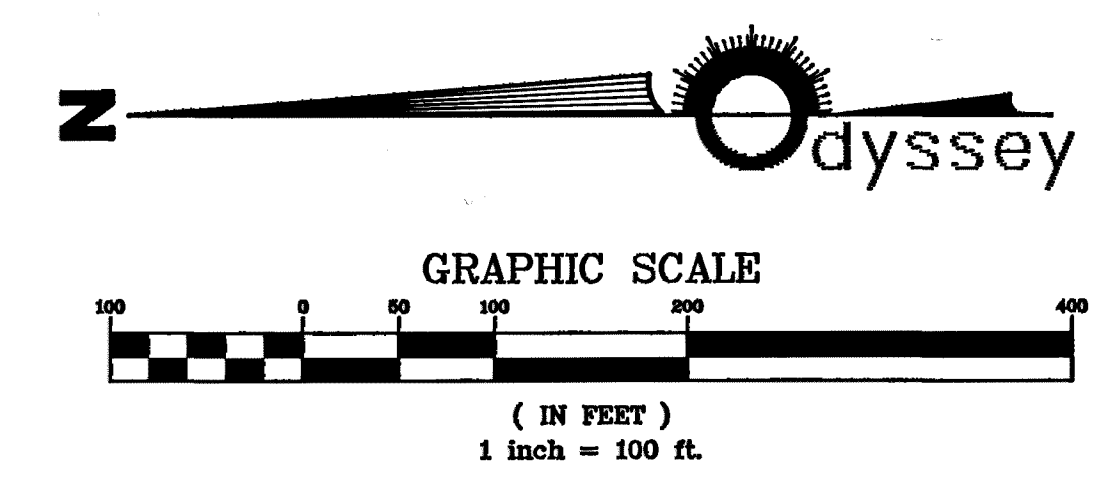
CARSON CITY CONTROL POINT "CC020" N: 14737214.60 E: 2293736.39 (GROUND COORDINATE)

BASIS OF BEARINGS N 8°03'05" W 1998.97

CARSON CITY CONTROL POINT "CC019" N: 14735235.33 E: 2294016.37 (GROUND COORDINATE)

LEGEND:

- SUBJECT BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - EASEMENT SIDELINE
 - CENTERLINE
 - SURVEY TIE
 - FEMA FLOOD DESIGNATION LINE
 - RADIAL LINE
 - GRAPHIC BORDER
 - TEMPORARY EASEMENT PER THIS MAP
*SEE EASEMENT NOTES ON THIS SHEET.
- FOUND QUARTER CORNER AS NOTED
 - FOUND CARSON CITY CONTROL POINT AS NOTED
 - FOUND PROPERTY CORNER AS NOTED
 - SET 5/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
 - SF6 SINGLE FAMILY 6000 SQUARE FEET - ZONING
 - P.M. PARCEL MAP
 - (R) RADIAL BEARING
 - (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
 - (M) MEASURED COURSE AND DISTANCE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.A. COMMON AREA



BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

EASEMENT NOTE:

- 1) A TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED PER THIS MAP FOR THE BENEFIT OF CARSON CITY UTILITY DEPARTMENT, NV ENERGY, CHARTER COMMUNICATIONS, AT&T NEVADA, SOUTHWEST GAS CORPORATION, AND PARCELS 1-B AND 1-C AS SHOWN HEREIN.
- 2) THE TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT SHALL BE RELINQUISHED UPON FUTURE ACCEPTANCE OF ROADWAYS BY CARSON CITY FOR EACH PARCEL CREATED HEREIN.
- 3) TOTAL AREA OF TEMPORARY MAINTENANCE, ACCESS, AND PUBLIC UTILITY EASEMENT = ±0.31 ACRES.

LINE & CURVE TABLES:

SEE SHEET 6 OF 6

FINAL MAP
FOR
BLACKSTONE RANCH PHASE 1-A
OWNER OF RECORD
RD LOMPA, LLC.

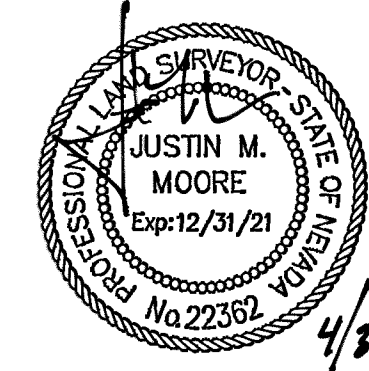
BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926
SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA

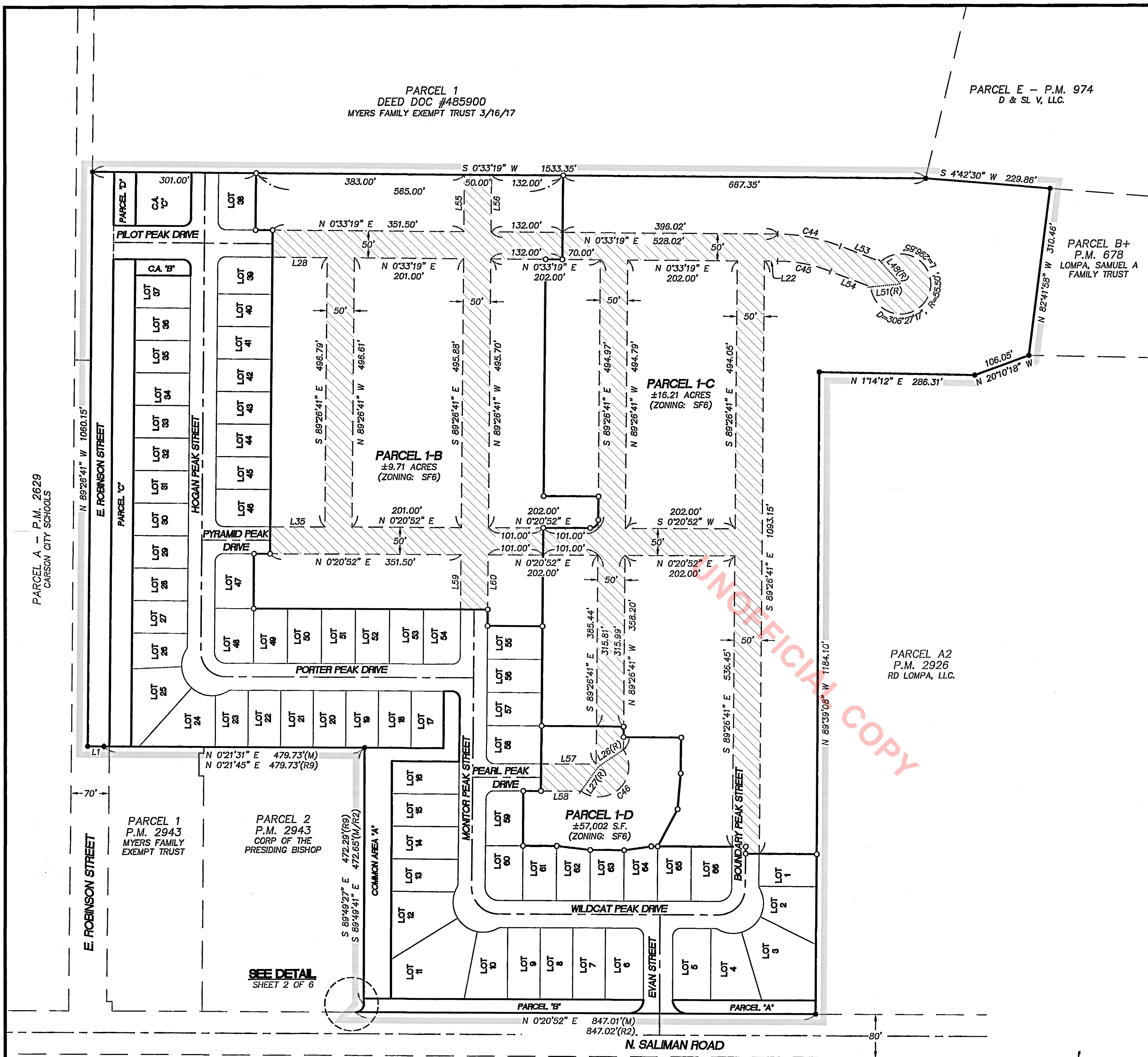
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WWW.ODYSSEY-CIVIL-ENGINEERING.COM

odyssey ENGINEERING INCORPORATED

SHEET	3
OF	6



4/30/2021



G:\3866 - LOMPA RANCH PM\DWG\FINAL MAP - PHASE 1\3866 TM PH-1.DWG

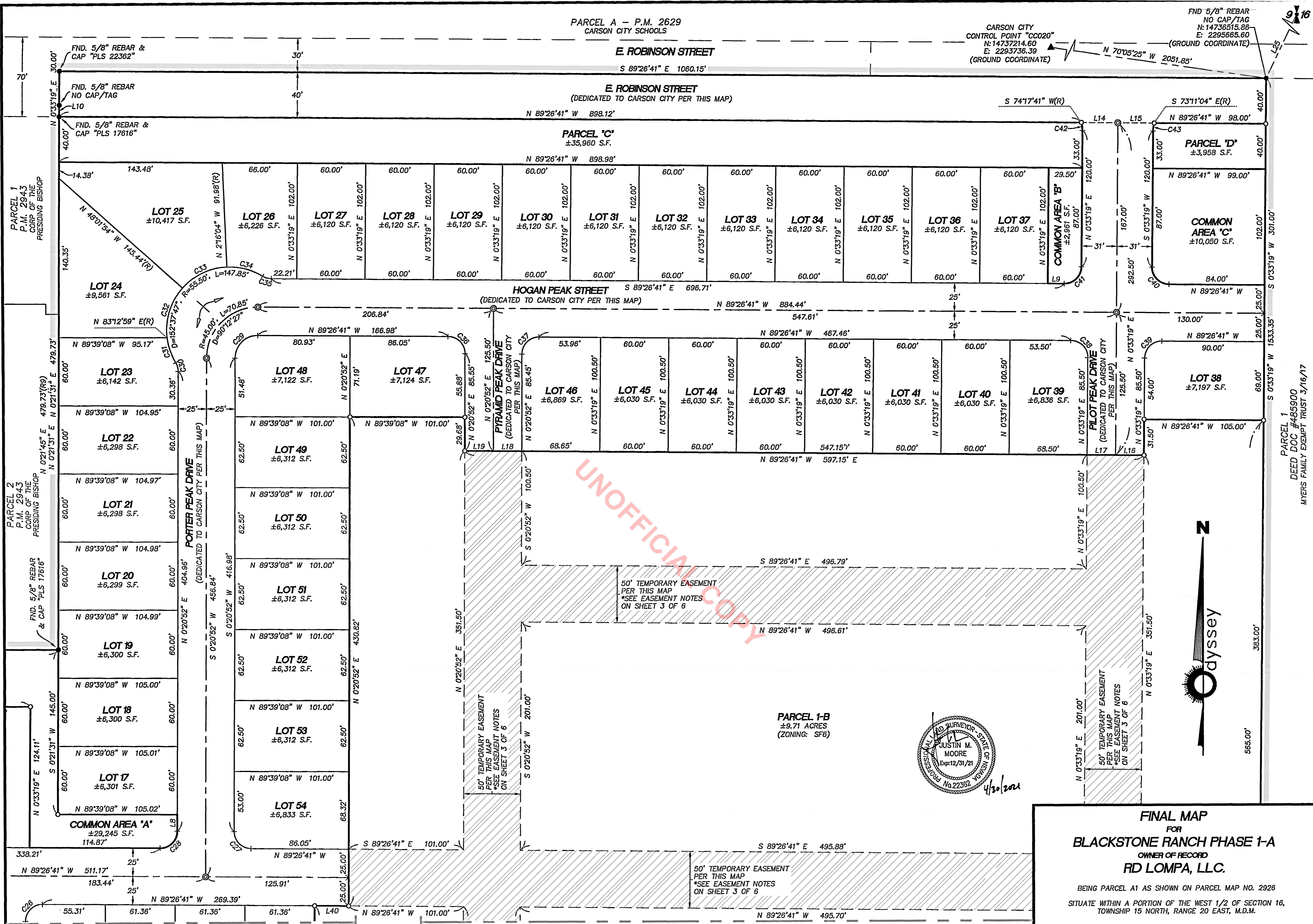
3014-3

PARCEL A - P.M. 2629
CARSON CITY SCHOOLS

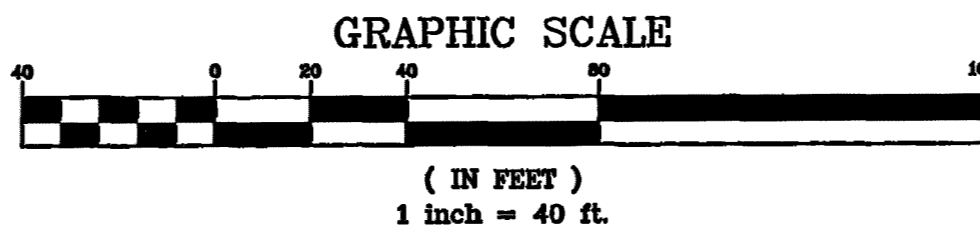
CARSON CITY
CONTROL POINT "CC020"
N: 14737214.60
E: 2293736.39
(GROUND COORDINATE)

FND 5/8" REBAR
NO CAP/TAG
N: 14736515.86
E: 2295665.60
(GROUND COORDINATE)

9 16



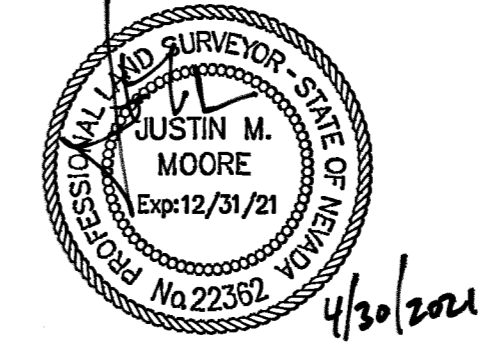
BASIS OF BEARING:
SEE SHEET 2 OF 6.



LEGEND:
SEE SHEET 6 OF 6

LINE & CURVE TABLES:
SEE SHEET 6 OF 6

G:\3866 - LOMPA RANCH PM\DWG\FINAL MAP - PHASE 1\3866 TM PH-1.DWG



FINAL MAP
FOR
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OWNER OF RECORD
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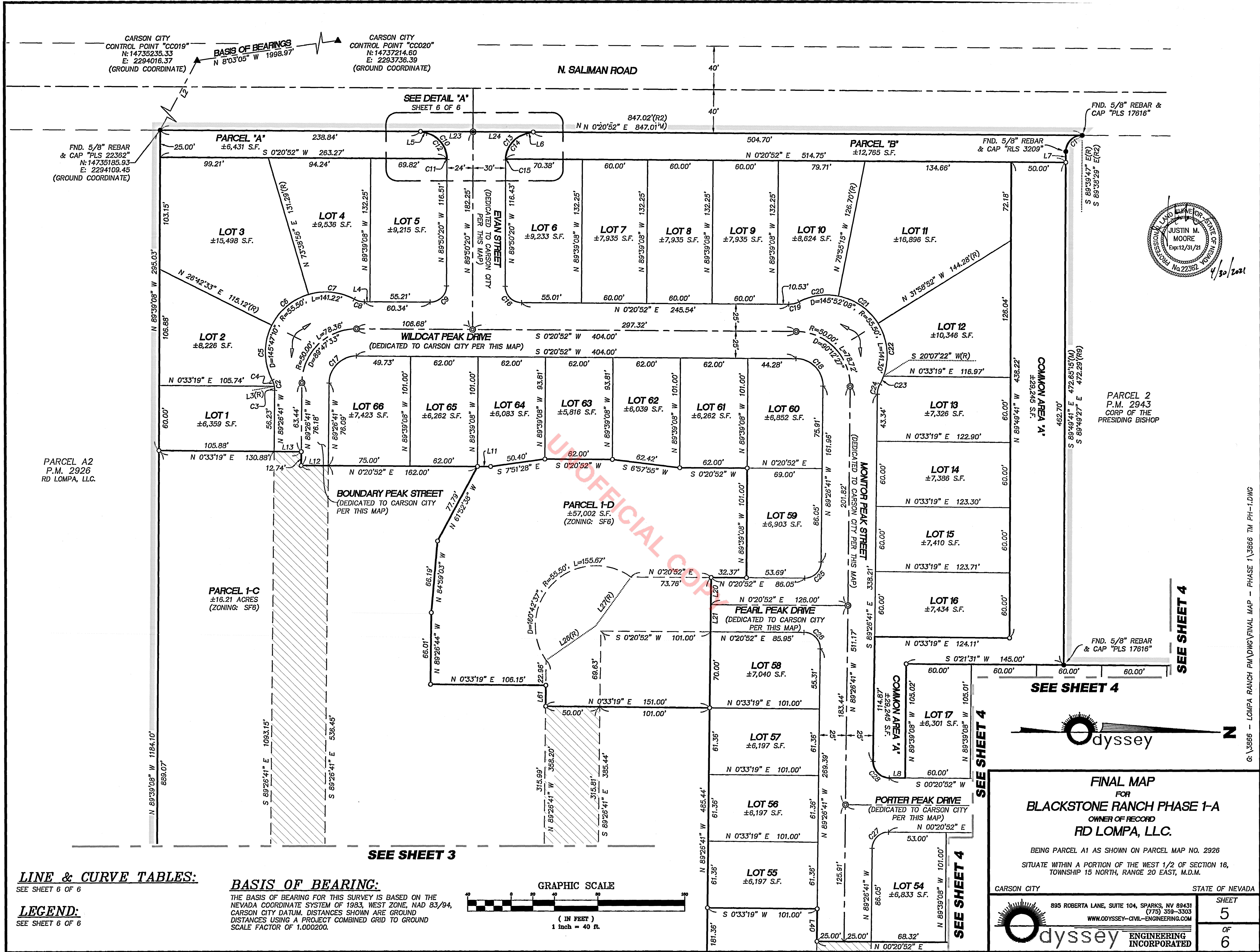
CARSON CITY STATE OF NEVADA

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WWW.ODYSSEY-CIVIL-ENGINEERING.COM

Odyssey ENGINEERING INCORPORATED

SHEET
4
OF
6

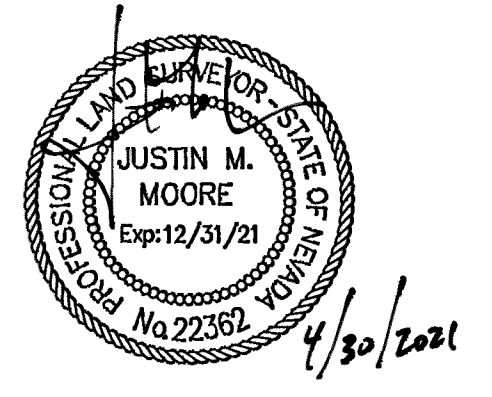
PARCEL 1
DEED DOC #485900
MYERS FAMILY EXEMPT TRUST 3/16/17



CARSON CITY CONTROL POINT "CC019" N:14735235.33 E: 2294016.37 (GROUND COORDINATE) BASIS OF BEARINGS N 8°03'05" W 1998.97'

FND. 5/8" REBAR & CAP "PLS 22362" N:14735185.93 E: 2294109.45 (GROUND COORDINATE)

FND. 5/8" REBAR & CAP "PLS 17616"



PARCEL A2 P.M. 2926 RD LOMPA, LLC.

PARCEL 1-C ±16.21 ACRES (ZONING: SFB)

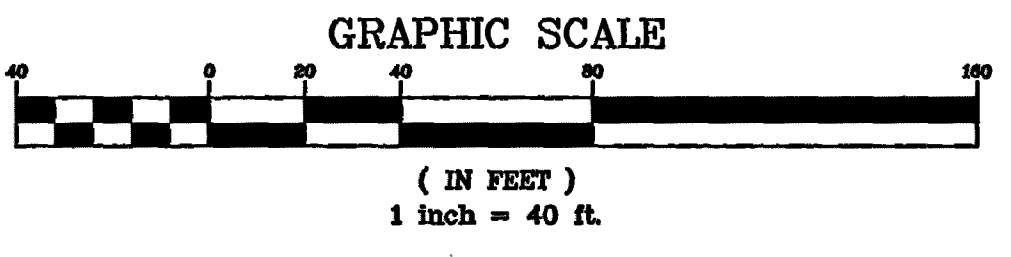
PARCEL 1-D ±57,002 S.F. (ZONING: SFB)

PARCEL 2 P.M. 2943 CORP OF THE PRESIDING BISHOP

LINE & CURVE TABLES: SEE SHEET 6 OF 6

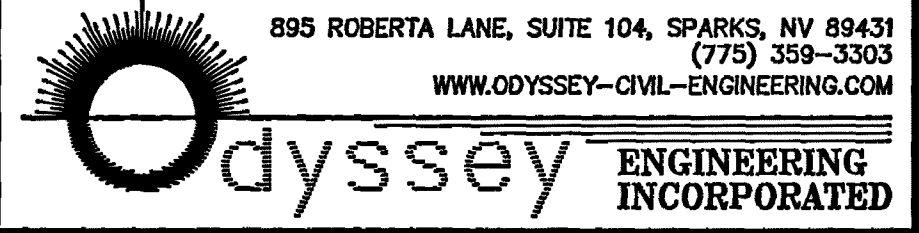
LEGEND: SEE SHEET 6 OF 6

BASIS OF BEARING: THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94, CARSON CITY DATUM. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.



FINAL MAP FOR BLACKSTONE RANCH PHASE 1-A OWNER OF RECORD RD LOMPA, LLC. BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926 SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA 895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431 (775) 359-3303 WWW.ODYSSEY-CIVIL-ENGINEERING.COM SHEET 5 OF 6



SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

6: \3866 - LOMPA RANCH PH-1.DWG\FINAL MAP - PHASE 1-DWG TM PH-1.DWG

PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 0°33'19" E	30.00'	L33	S 89°26'44" E	66.01'
L2	N 62°02'42" W	105.38'	L34	N 0°33'19" E	106.15'
L3	S 10°18'38" E	20.00'	L35	S 0°20'52" W	100.50'
L4	S 0°20'52" W	5.13'	L36	S 89°26'41" E	105.00'
L5	N 15°43'40" E	6.30'	L37	N 0°33'19" E	31.50'
L6	S 13°44'58" E	6.31'	L38	S 0°20'52" W	29.68'
L7	N 89°49'41" W	9.95'	L39	S 89°39'08" E	101.00'
L8	S 0°20'52" W	14.60'	L40	N 89°26'41" W	29.99'
L9	S 89°26'41" E	14.50'	L41	S 0°33'19" W	101.00'
L10	N 0°21'31" E	10.00'	L42	N 0°20'52" E	32.37'
L11	S 0°20'52" W	12.12'	L43	N 89°39'08" W	101.00'
L12	S 0°20'09" W	25.00'	L44	S 0°33'19" W	31.00'
L13	S 0°33'19" W	25.00'	L45	S 6°57'55" W	62.42'
L14	S 89°26'41" E	32.00'	L46	S 0°20'52" W	62.00'
L15	S 89°26'41" E	32.00'	L47	S 7°51'28" E	50.40'
L16	N 89°26'41" W	25.00'	L48	N 48°06'26" E	55.50'
L17	N 89°26'41" W	25.00'	L49	S 0°20'52" W	62.00'
L18	N 89°26'41" W	25.00'	L50	S 61°52'38" E	77.79'
L19	N 89°26'41" W	25.00'	L51	S 5°26'16" E	55.50'
L20	S 89°26'41" E	25.00'	L52	N 89°26'41" W	12.74'
L21	N 89°26'41" W	25.00'	L53	N 21°20'05" E	79.62'
L22	S 0°33'19" W	24.02'	L54	N 21°20'05" E	79.62'
L23	N 0°20'52" E	48.36'	L55	N 89°26'41" W	105.00'
L24	N 0°20'52" E	55.11'	L56	N 89°26'41" W	105.00'
L25	N 25°38'04" E	1888.14'	L57	S 0°20'52" W	101.00'
L26	S 34°54'13" E	55.50'	L58	N 0°20'52" E	73.76'
L27	S 54°11'36" E	55.50'	L59	S 89°26'41" E	101.00'
L28	N 0°33'19" E	100.50'	L60	N 89°26'41" W	101.00'
L29	N 0°33'19" E	101.00'	L61	S 89°26'41" E	19.26'
L30	N 89°26'41" W	43.52'	L62	N 0°33'19" E	151.00'
L31	S 0°20'52" W	86.05'	L63	S 6°57'55" W	62.42'
L32	S 84°59'03" E	66.19'			

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	23.61'	15.00'	90°09'54"
C2	9.77'	20.00'	27°59'48"
C3	3.79'	20.00'	10°51'57"
C4	5.98'	20.00'	17°07'51"
C5	52.45'	55.50'	54°09'03"
C6	45.47'	55.50'	46°56'22"
C7	43.29'	55.50'	44°41'45"
C8	9.77'	20.00'	27°59'48"
C9	23.61'	15.00'	90°11'12"
C10	32.48'	25.00'	74°26'00"
C11	0.70'	25.00'	1°35'36"
C12	31.78'	25.00'	72°50'25"
C13	33.20'	25.00'	76°05'22"
C14	32.34'	25.00'	74°06'27"
C15	0.86'	25.00'	1°58'55"
C16	23.51'	15.00'	89°48'48"
C17	39.18'	25.00'	89°47'33"
C18	39.36'	25.00'	90°12'27"
C19	9.71'	20.00'	27°49'50"
C20	37.35'	55.50'	38°33'44"
C21	45.47'	55.50'	46°56'22"
C22	50.47'	55.50'	52°08'15"
C23	8.00'	55.50'	8°15'47"
C24	9.71'	20.00'	27°49'50"
C25	23.51'	15.00'	89°47'33"
C26	23.62'	15.00'	90°12'27"
C27	23.51'	15.00'	89°47'33"
C28	23.62'	15.00'	90°12'27"
C29	31.49'	20.00'	90°12'27"
C30	8.17'	15.00'	31°12'40"

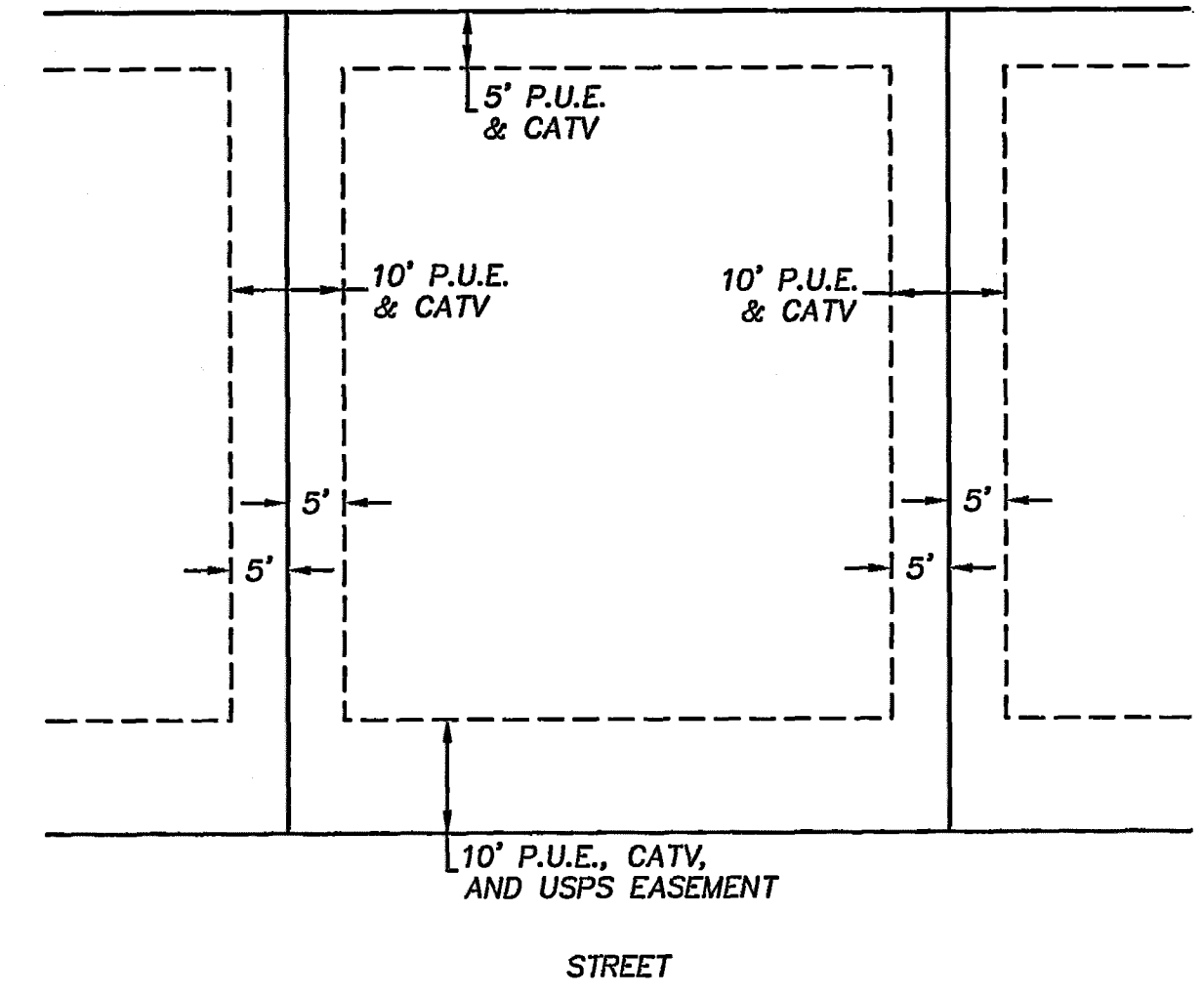
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C31	23.32'	55.50'	24°04'46"
C32	47.22'	55.50'	48°45'08"
C33	44.33'	55.50'	45°45'49"
C34	32.97'	55.50'	34°02'03"
C35	8.17'	15.00'	31°12'40"
C36	23.51'	15.00'	89°47'33"
C37	23.62'	15.00'	90°12'27"
C38	23.56'	15.00'	90°00'00"
C39	23.56'	15.00'	90°00'00"
C40	23.56'	15.00'	90°00'00"
C41	23.56'	15.00'	90°00'00"
C42	7.09'	25.00'	16°15'38"
C43	7.09'	25.00'	16°15'37"
C44	117.87'	325.00'	20°46'46"
C45	99.73'	275.00'	20°46'46"
C46	155.67'	55.50'	160°42'37"
C47	23.51'	15.00'	89°47'33"

LOT TABULATIONS:

RESIDENTIAL LOTS: 66
 COMMON AREAS: 3
 DRAINAGE PARCELS: 4
 REMAINDER PARCELS: 3
 TOTAL: 76

AREA TABULATIONS:

LOTS: ±10.82 ACRES
 RIGHT OF WAY: ± 4.77 ACRES
 PARCEL 1-B: ± 9.71 ACRES
 PARCEL 1-C: ±16.21 ACRES
 PARCEL 1-D: ±57,002 SQUARE FEET
 COMMON AREAS: ±42,256 SQUARE FEET
 PARCEL'S A-D: ±59,114 SQUARE FEET
 TOTAL AREA: ±45.16 ACRES



TYPICAL LOT EASEMENT DETAIL

NOT TO SCALE

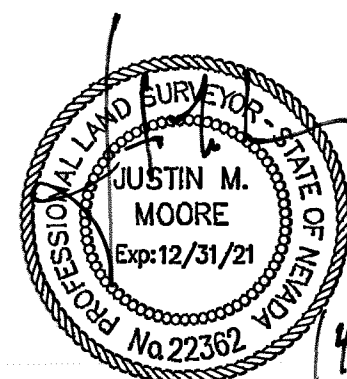
LEGEND:

- SUBJECT BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT SIDELINE
- CENTERLINE
- SURVEY TIE
- FEMA FLOOD DESIGNATION LINE
- RADIAL LINE
- GRAPHIC BORDER
- TEMPORARY EASEMENT PER THIS MAP *SEE EASEMENT NOTES ON THIS SHEET.
- ▲ FOUND QUARTER CORNER AS NOTED
- ▲ FOUND CARSON CITY CONTROL POINT AS NOTED
- ⊙ SET CENTERLINE MONUMENT IN WELL STAMPED "PLS 22362"
- FOUND PROPERTY CORNER AS NOTED
- ⊥ or ○ SET 5/8" REBAR AND CAP OR NAIL WITH TAG, "PLS 22362"
- DIMENSION POINT (NOTHING FOUND OR SET)
- SFB SINGLE FAMILY 6000 SQUARE FEET - ZONING
- P.M. PARCEL MAP
- (R) RADIAL BEARING
- (R#) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (M) MEASURED COURSE AND DISTANCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.F. SQUARE FEET
- C.A. COMMON AREA
- CATV CABLE TELEVISION
- USPS UNITED STATES POSTAL SERVICE
- STREET BREAK FOR ADDRESS ASSIGNMENT

UNOFFICIAL COPY

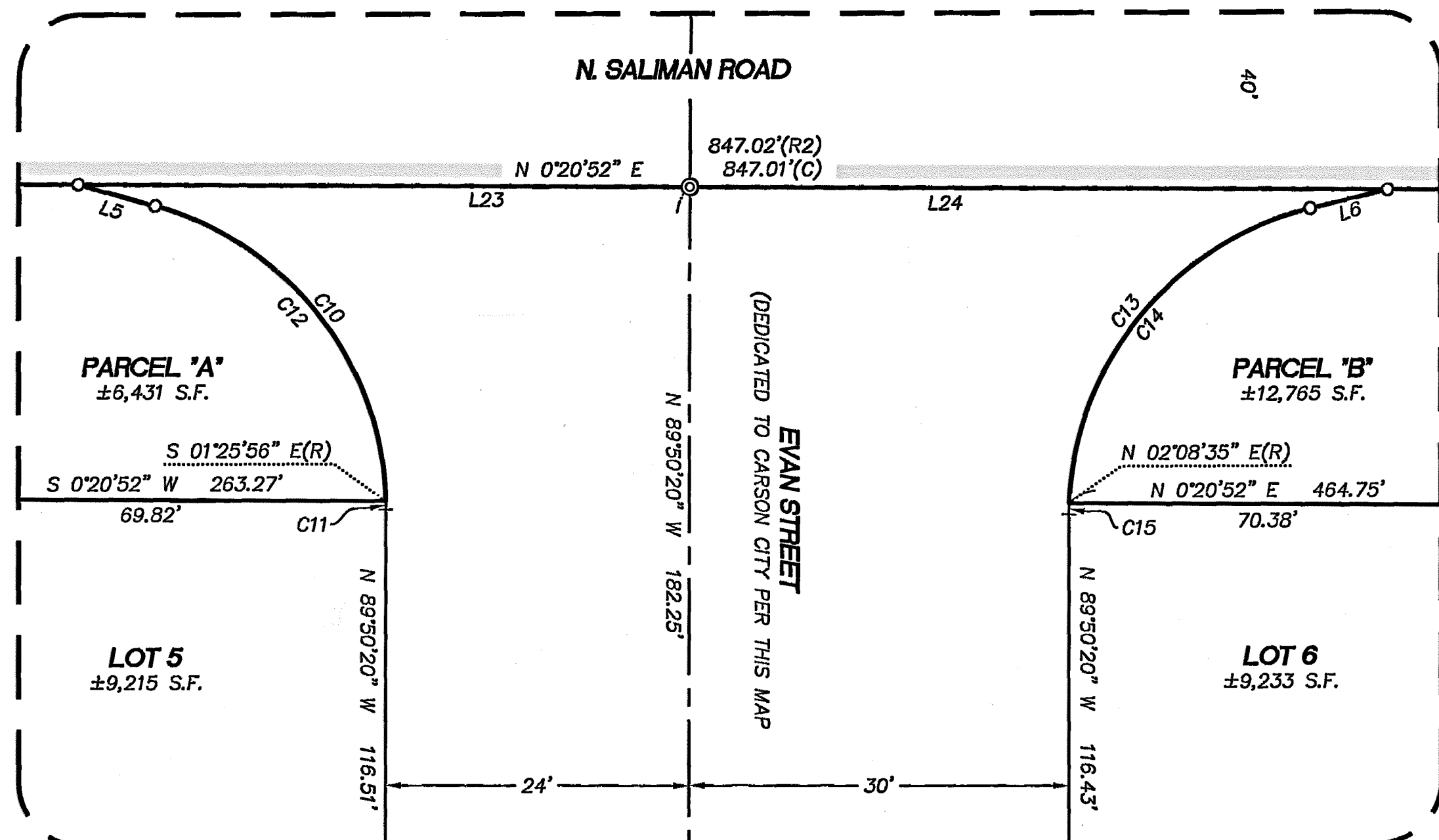
GENERAL NOTES:

- 1) TOTAL AREA: 45.16 ACRES (AREA TABULATIONS ON SHEET 6 HEREIN)
- 2) THERE ARE NO WELLS OR SEPTIC TANKS ON THIS SITE.
- 3) ALL LOTS ARE REQUIRED TO HOOK-UP TO CITY WATER AND SEWER SYSTEM.
- 4) ALL DEVELOPMENT SHALL BE IN ACCORD WITH TENTATIVE MAP TSM-17-005 AND ITS ASSOCIATED CONDITIONS OF APPROVAL.
- 5) A DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT IS HEREBY GRANTED ENTIRELY WITHIN COMMON AREA'S A, B, & C, AND PARCEL'S A, B, C, & D. SAID DRAINAGE EASEMENT IS GRANTED TO THE CARSON CITY PUBLIC WORKS DEPARTMENT ("THE DEPARTMENT"), AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THE DEPARTMENT AT THE DEPARTMENT'S ELECTION FROM TIME TO TIME.
- 6) A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT LOT AND THE RIGHT TO EXIST THAT LOT WITH SAID UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD, AT THAT TIME, AND THE UTILITY AND CABLE TV COMPANIES.
- 7) ALL PUBLIC UTILITY EASEMENTS GRANTED HEREON SHALL INCLUDE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 8) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- 9) UPON DEVELOPMENT, ALL LOTS WILL BE REQUIRED TO INSTALL WATER AND SANITARY SEWER LATERALS OF SUFFICIENT SIZE TO SERVE EACH LOT, INCLUDING ANY OVERSIZING REQUIRED PER THE PROVISIONS OF CCMC 12.01 AND 12.05.
- 10) RIGHT OF WAY TO BE OFFERED FOR DEDICATION TO CARSON CITY WITH THIS FINAL MAP ARE: EVAN STREET, WILDCAT PEAK DRIVE, BOUNDARY PEAK STREET, MONITOR PEAK STREET, PEARL PEAK DRIVE, PORTER PEAK DRIVE, HOGAN PEAK STREET, PYRAMID PEAK DRIVE, PILOT PEAK DRIVE, AND EAST ROBINSON STREET (±4.77 ACRES).
- 11) 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 WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.



DETAIL "A"

SCALE: 1"=10'



FINAL MAP
 FOR
BLACKSTONE RANCH PHASE 1-A
 OWNER OF RECORD
RD LOMPA, LLC.

BEING PARCEL A1 AS SHOWN ON PARCEL MAP NO. 2926
 SITUATE WITHIN A PORTION OF THE WEST 1/2 OF SECTION 16,
 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.

CARSON CITY STATE OF NEVADA

895 ROBERTA LANE, SUITE 104, SPARKS, NV 89431
 (775) 359-3303
 WWW.ODYSSEY-CIVIL-ENGINEERING.COM

odyssey ENGINEERING INCORPORATED

SHEET
6
 OF
6

Blackstone Ranch Phase 1-A



Property Information

Property ID 00440837
 Location HOGAN PEAK ST
 Owner RD LOMPA LLC
 Acres 4.77



**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.