



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** February 17, 2022

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

**Agenda Title:** For Possible Action: Discussion and possible action regarding a proposed resolution regarding the dedication of right-of-way designated as Carson City Assessor's Parcel Number ("APN") 004-387-01 and also known as portions of North Wind Drive, Vine Gate Road, Middle Gate Road, West End Street, Centerville Street and Villa Street, as offered for dedication by the Final Map for Arbor Villas Phase 2, recorded as Map Number 2998 on November 9, 2020. (Robert Nellis, RNellis@carson.org; Randall Rice, RRice@carson.org)

Staff Summary: Staff is requesting acceptance of APN 004-387-01, which is composed of right-of-way located at Arbor Villas Phase 2. This parcel was offered for dedication during recordation of the final map. The City rejected acceptance of the right-of-way at that time, but reserved the right to accept it at a later date. 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. Such acceptance would need to be accomplished by a separate resolution.

**Agenda Action:** Resolution

**Time Requested:** Consent

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### **Proposed Motion**

I move to adopt Resolution No. 2022-R-\_\_\_\_\_.

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

Efficient Government

### **Previous Action**

November 5, 2020 - Board of Supervisors approved Final Subdivision Map FSM-19-160 subject to conditions of approval.

June 16, 2016 - Board of Supervisors approved Tentative Subdivision Map TSM-16-023 subject to conditions of approval.

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

Arbor Villas Phase 2 is located south of Cedar Street and north of Little Lane and is formerly designated as APN 004-021-16. It is a residential development consisting of 92 residential lots, right-of-way and common areas on a 6.31 acre parcel zoned Multi-Family Apartment ("MFA").

The right-of-way offered for dedication has its own APN, which is APN 004-387-01. It is composed of portions of North Wind Drive, Vine Gate Road, Middle Gate Road, West End Street, Centerville Street and Villa Street shown in the Final Map for Arbor Villas Phase 2, recorded as Document No. 512819, Map Number 2998. The Final Map erroneously identified three of the six streets at issue: (1) West End Street was erroneously labeled as West End Drive; (2) Centerville Street was erroneously labeled as Centerville Drive; and (3) Villa Street was erroneously labeled as Villa Drive. However, a Certificate of Amendment was recorded on September 30, 2021 as Document No. 525498, and it clarified that the proper names for those three streets are West End Street, Centerville Street and Villa Street.

This right-of-way was offered for dedication on the Arbor Villas Phase 2 Final Map recorded on November 9, 2020; however, the City rejected 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.

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

NRS 278.390; CCMC 17.06.025

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:** N/A

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:** N/A

**Alternatives**

Do not adopt the resolution and/or provide alternative direction.

**Attachments:**

- 1. [Resolution - Acceptance of ROW - Arbor Villas Phase 2\\_FINAL.docx](#)
- 2. [Exhibit A - Map 2998.pdf](#)
- 3. [Exhibit B - Cert of Amendment.pdf](#)
- 4. [Location Map - Arbor Villas Phase 2.pdf](#)

**Board Action Taken:**

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

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

**RESOLUTION NO. 2022-R-\_\_\_\_\_**

**A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC RIGHT OF WAY AT ARBOR VILLAS PHASE 2 DESIGNATED AS APN 004-387-01 (PORTIONS OF NORTH WIND DRIVE, VINE GATE ROAD, MIDDLE GATE ROAD, WEST END STREET, CENTERVILLE STREET, AND VILLA STREET)**

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

**WHEREAS**, portions of North Wind Drive, Vine Gate Road, Middle Gate Road, West End Street, Centerville Street, and Villa Street, collectively designated as APN 004-387-01, were offered for dedication by the Final Map for Arbor Villas Phase 2, recorded in the office of the Carson City Clerk-Recorder as Document No. 512819, Map No. 2998, and situated within Section 17, Township 15 North, and Range 20 East, M.D.M., as described and shown in Exhibits “A” and “B”; and

**WHEREAS**, in the Final Map for Arbor Villas Phase 2, Carson City rejected acceptance of the offered right-of-way dedication; and

**WHEREAS**, NRS 278.390 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 Arbor Villas Phase 2 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 17th day of February, 2022.

VOTE:        AYES:

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NAYS:

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ABSENT:

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ABSTAIN:

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LORI BAGWELL  
Mayor

ATTEST

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AUBREY ROWLATT  
Clerk-Recorder



# OFFICIAL PLAT OF ARBOR VILLAS PHASE 2

## OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT ARBOR VILLAS 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 COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE PUBLIC PLACES SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER; THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE.

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

ARBOR VILLAS LLC  
A NEVADA LIMITED LIABILITY COMPANY

BY: Mike Branson DATE: 6/18/20

PRINTED NAME: Mike Branson TITLE: Managing Member

## NOTARY CERTIFICATE:

STATE OF NEVADA  
COUNTY OF CARSON CITY }SS

ON THIS 18 DAY OF June, 2020, PERSONALLY APPEARED BEFORE ME, Christina McFarlane AS Notary Public OF ARBOR VILLAS LLC.

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

Christina McFarlane  
NOTARY PUBLIC



PRINT NAME: Christina McFarlane

COMMISSION NO. 17-3627-2 EXPIRES ON Oct. 20, 2021

## DIVISION OF WATER RESOURCES CERTIFICATE:

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

Karl Eitelwiler 9-3-2020  
DATE

PRINT NAME/TITLE: Karl Eitelwiler

## NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE:

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

REJ 9/3/2020  
DATE

PRINT NAME/TITLE: Ryan Fahney S.E.II

## CARSON CITY CLERK CERTIFICATE:

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

IN ADDITION, ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS AND OTHER PUBLIC USES WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

Aubrey Rowlatt 11-9-2020  
CITY CLERK DATE

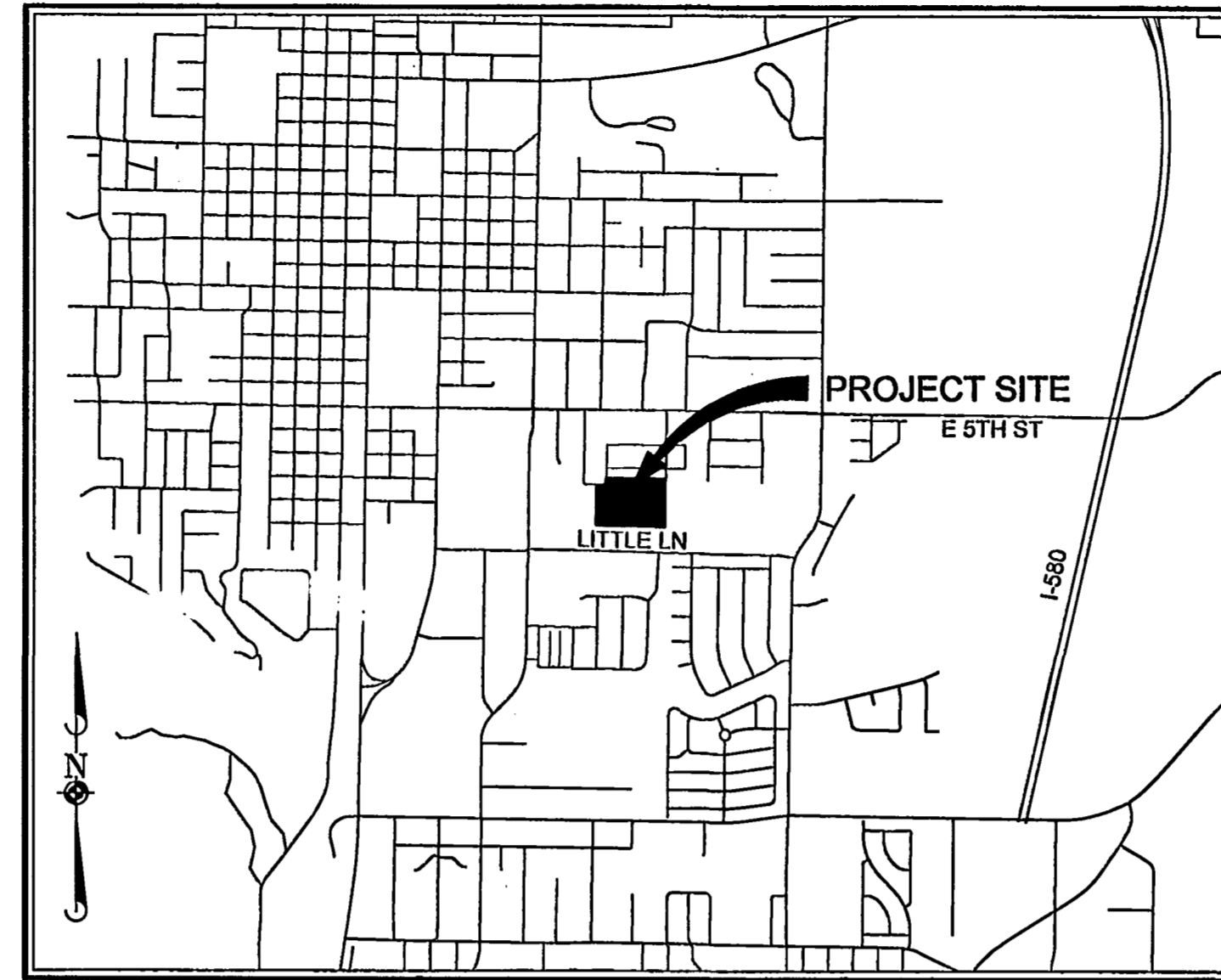
PRINT NAME: Aubrey Rowlatt

## CITY ENGINEER'S CERTIFICATE:

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

Randall Rice  
CITY ENGINEER

11/9/20  
DATE



VICINITY MAP  
NOT TO SCALE

## TREASURER'S CERTIFICATE:

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

APN: 004-021-16

BY: Gary Roberts 11-9-20  
TREASURER DATE

PRINT NAME: Gary Roberts

## TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT ARBOR VILLAS LLC, A NEVADA LIMITED LIABILITY COMPANY, OWNERS OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNER OF RECORD OF SAID LAND; THAT THE OWNER OF RECORD OF THE LAND HAS SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED August 23, 2019 FOR THE BENEFIT OF THE COUNTY OF CARSON CITY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE. JUNE 17, 2020

TICOR TITLE OF NEVADA, INC.

BY: Ron Beazdale JUNE 17, 2020  
DATE

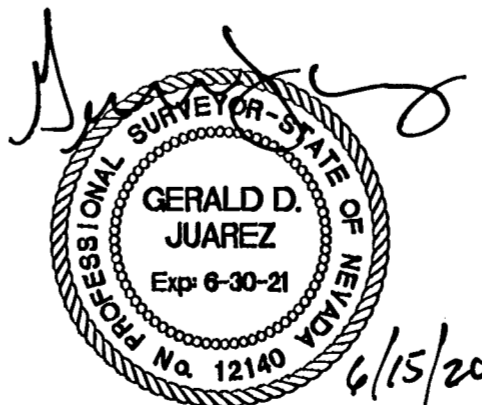
PRINT NAME/TITLE: Ron Beazdale, Title Mgr., V.P.

## SURVEYOR'S CERTIFICATE:

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

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ARBOR VILLAS LLC, A NEVADA LIMITED LIABILITY COMPANY.
- THE LANDS SURVEYED LIE WITHIN THE S 1/2 OF THE SE 1/4, OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON AUGUST 24, 2016.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 11/1/2020, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

GERALD D. JUAREZ, P.L.S.  
NEVADA CERTIFICATE NO. 12140



## 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.

Sierra Pacific Power Company 5/2/2020  
DATE

Katherine Perkins / ASSOC. ROW AGENT  
NAME/TITLE (PRINT)

Nevada Bell Telephone Company 6-17-2020  
DATE

Cuff Cooper / MGR. OSP PLANNING  
NAME/TITLE (PRINT)

Brandon Thompson 6/17/20  
DATE

Brandon Thompson  
NAME/TITLE (PRINT)

Amanda Marucci 4/21/20  
DATE

Amanda Marucci / Supervisor/Engineering  
NAME/TITLE (PRINT)

Randall Rice / PE - City Engineer 11/9/20  
DATE

Randall Rice  
NAME/TITLE (PRINT)

## 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.

Lee Plemel 11/9/20  
DATE

LEE PLEMEL, AICP  
COMMUNITY DEVELOPMENT DIRECTOR

## BOARD OF SUPERVISORS APPROVAL:

ALL PROVISIONS OF N.R.S. 278, AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH. THE FINAL MAP WAS APPROVED AND ACCEPTED BY THE CARSON CITY BOARD OF SUPERVISORS ON THIS 5th DAY OF November, 2020.

Bred Bonkowski 11-9-20  
MAYOR DATE

PRINT NAME: Bred Bonkowski

Aubrey Rowlatt 11-9-2020  
CITY CLERK DATE

PRINT NAME: Aubrey Rowlatt

## RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING LTD ON THIS 9 DAY OF November, 2020 AT 49 MINUTES PAST 3 O'CLOCK PM IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

RECORDING FEE: 88.00 Aubrey Rowlatt  
RECORDER

FILE NO: 512819 BY: R. Juarez

BK.11 Pg 298 FSM-19-160

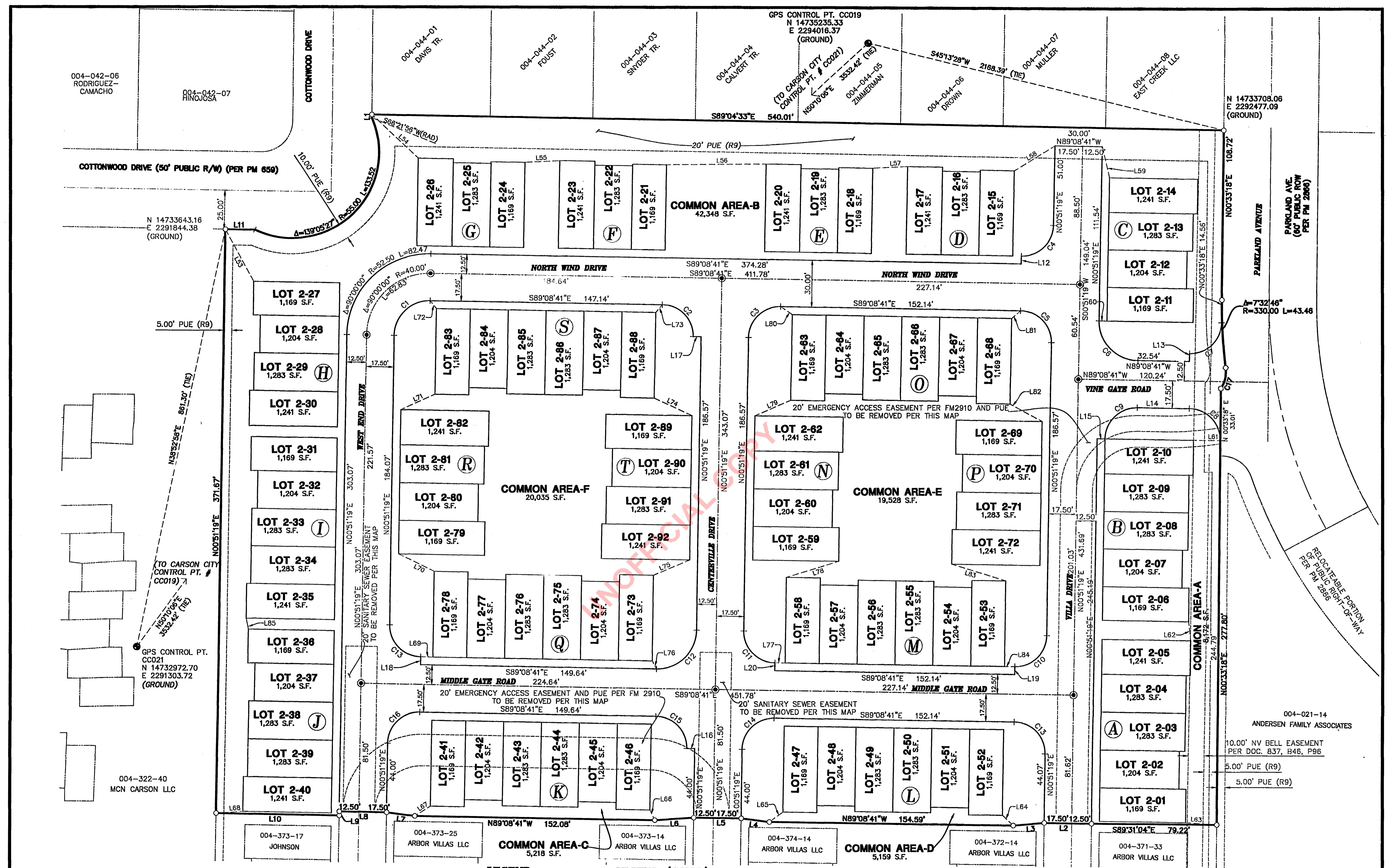
FINAL MAP  
**ARBOR VILLAS PHASE 2**  
FOR  
BEING A DIVISION OF PARCEL A-1, OF FINAL MAP 2910  
SITUATE WITHIN THE S 1/2 OF THE SE 1/4 OF  
SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.  
NEVADA

**Manhard CONSULTING LTD**

241 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-3500 fax:775-748-3920 manhard.com  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

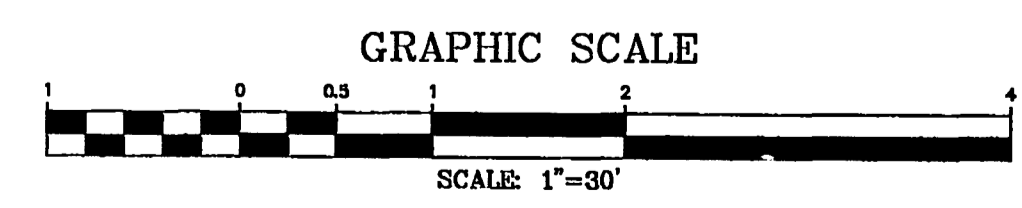
DRAWN BY: JLM-HHF  
DATE: 08/2019  
PROJ. CODE: CCICNV  
PROJ. #: 01  
SHEET 1 OF 3





**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994. HIGH ACCURACY REFERENCE NETWORK (NAD83/84 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF CARSON CITY CONTROL MONUMENTS CC021 & CC019. COMBINED GRID TO GROUND FACTOR = 1.002. ALL DISTANCES SHOWN HEREIN ARE GROUND VALUES.



**LEGEND:**

- SET 5/8" REBAR W/ CAP "PLS 12140" OR CURB SCRIBE
- SET STANDARD STREET CENTERLINE MONUMENT STAMPED "PLS12140"
- FOUND CARSON CITY CONTROL MONUMENT
- (R) RADIAL BEARING
- (R#) PER REFERENCE NUMBER
- (K) BUILDING BLOCK, SEE DETAILS ON SHEET 3

**LEGEND (CONT.):**

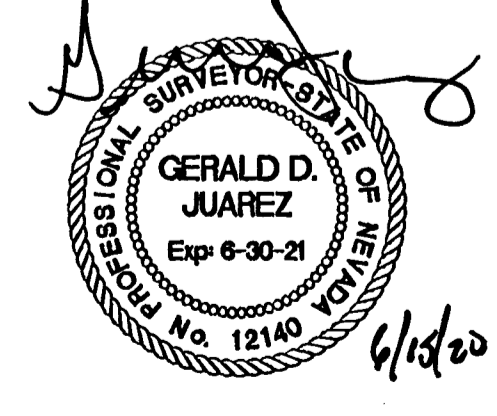
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- STREET CENTERLINE
- ADJACENT PARCEL LINE
- EXISTING EASEMENT LINE
- SURVEY TIE

**LAND USE SUMMARY:**

92 RESIDENTIAL LOTS	=	±2.58 ACRES
6 COMMON AREAS	=	±2.31 ACRES
RIGHT-OF-WAY	=	±1.42 ACRES
TOTAL AREA	=	±6.31 ACRES

**NOTES:**

SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLES, REFERENCES, AND NOTES



FSM-19-160

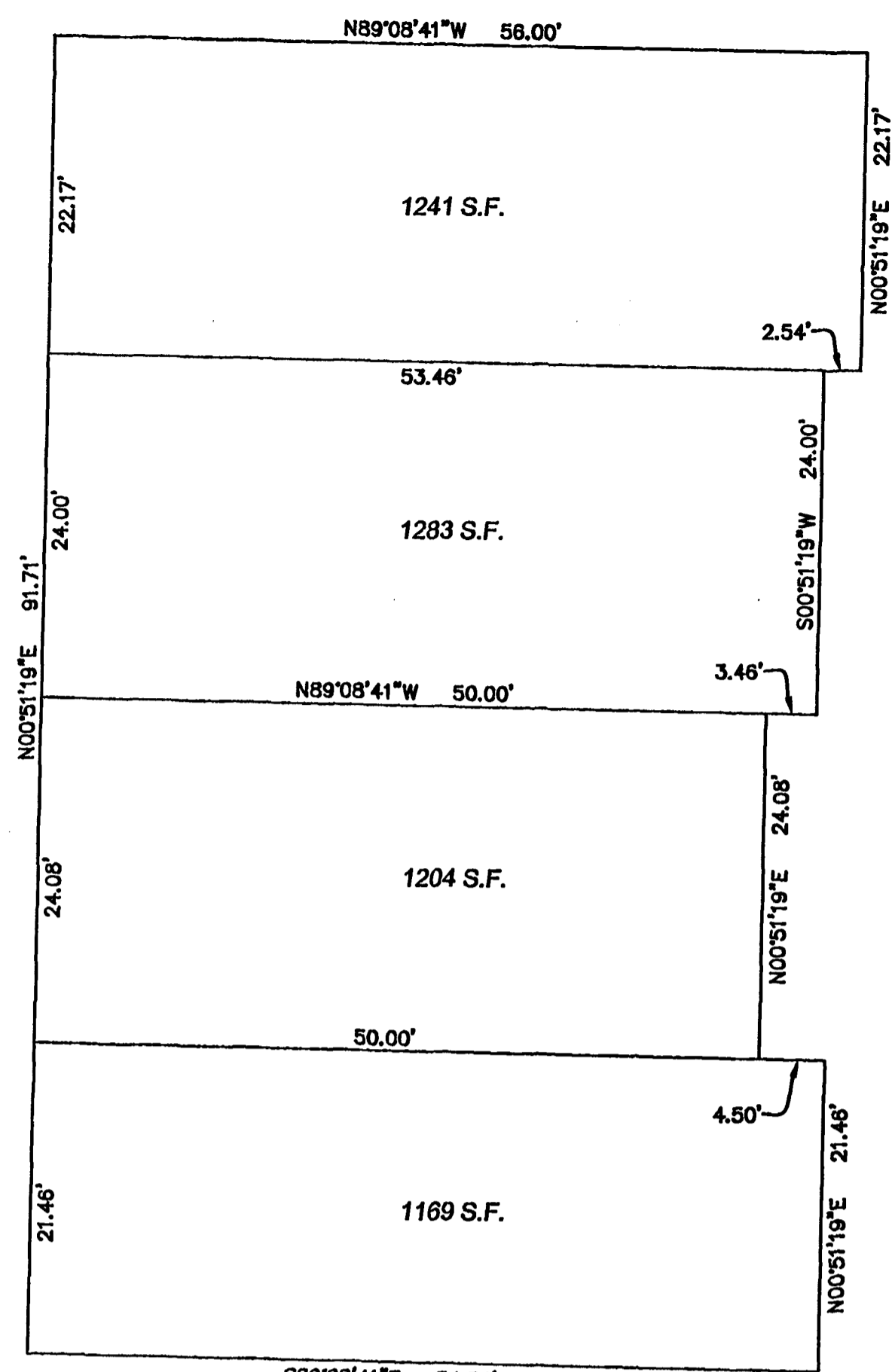
**ARBOR VILLAS PHASE 2**  
FOR  
BEING A DIVISION OF PARCEL A-1, OF FINAL MAP 2910  
SITUATE WITHIN THE S 1/2 OF THE SE 1/4 OF  
SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.

**Manhard CONSULTING LTD.**

CARSON CITY, NEVADA

DRAWN BY: JLM-HRF  
DATE: 08/2019  
PROJ. CODE: CCI/CNV  
PROJ. #: 01  
SHEET 2 OF 3



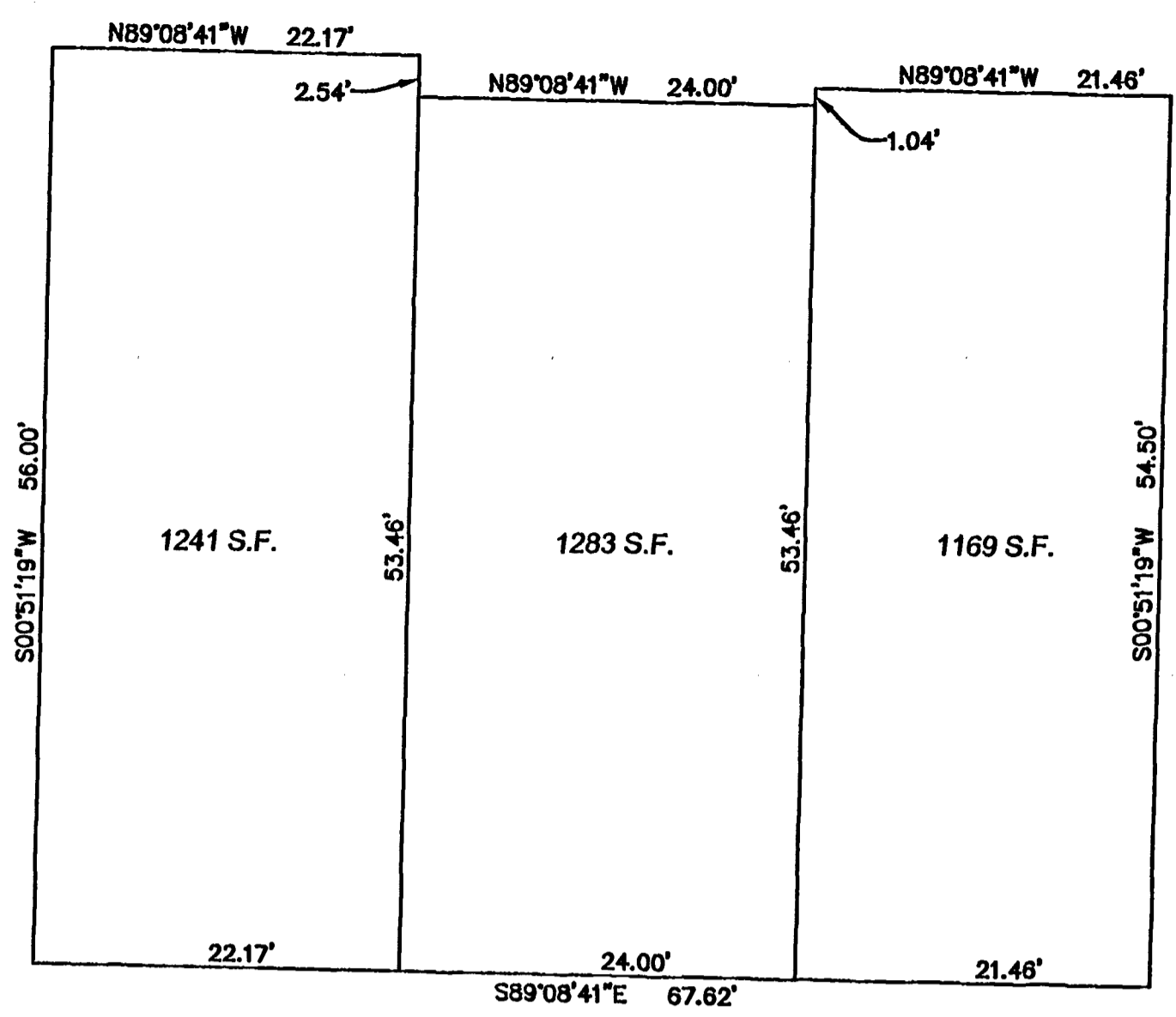


BLOCKS: C, H, N, P, R, & T

LINE	BEARING	LENGTH
L1	N00°33'18"E	2.17'
L2	N88°57'28"W	30.00'
L3	S85°14'14"W	19.76'
L4	N82°45'52"W	18.00'
L5	N89°08'41"W	30.00'
L6	S86°13'11"W	24.75'
L7	N82°45'52"W	18.00'
L8	N89°08'41"W	30.00'
L9	S00°51'19"W	2.60'
L10	N89°08'41"W	78.00'
L11	S89°08'41"E	18.72'
L12	S00°51'19"W	5.00'
L13	S00°51'19"W	5.00'
L14	N89°08'41"W	32.94'
L15	N89°08'41"W	5.00'
L16	S89°08'41"E	5.00'
L17	S89°08'41"E	5.00'
L18	S00°51'19"W	5.00'
L19	S00°51'19"W	5.00'
L20	S00°51'19"W	5.00'
L53	N28°23'00"W	37.88'
L54	S46°30'27"E	40.60'
L55	N86°58'24"E	22.14'
L56	N89°29'40"E	63.10'
L57	N86°58'11"E	22.14'
L58	N57°57'02"E	30.37'
L59	S131°7'32"E	20.46'
L61	S89°29'58"E	16.94'
L62	S06°09'46"E	12.27'
L63	S85°59'44"E	19.75'
L64	S45°41'37"E	9.45'
L65	S53°54'24"W	10.81'
L66	S24°42'45"E	7.21'
L67	S57°32'29"W	11.83'
L68	N85°48'31"E	17.07'

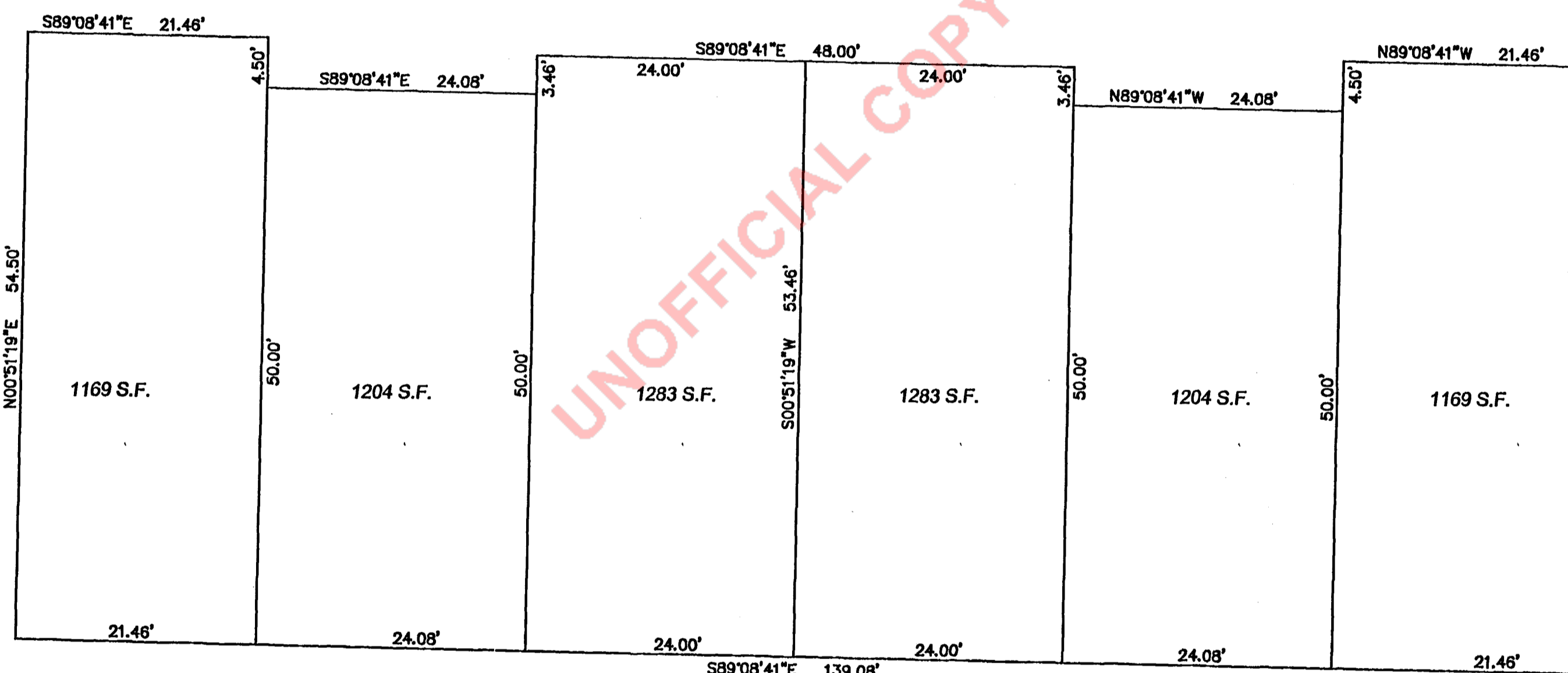
LINE	BEARING	LENGTH
L69	N89°08'42"W	7.78'
L70	N63°53'42"W	25.18'
L71	S65°40'47"W	23.79'
L72	N37°59'14"W	6.42'
L73	S39°41'56"W	6.42'
L74	N65°03'22"W	26.32'
L75	N66°54'09"E	24.92'
L76	S28°11'08"E	5.72'
L78	N72°48'31"E	34.67'
L79	N66°40'25"E	24.70'
L80	N55°33'20"W	9.04'
L81	N48°43'20"E	7.45'
L82	N61°31'18"W	23.17'
L83	N72°47'06"W	35.92'
L84	S89°08'40"E	6.53'
L85	N11°13'42"W	7.16'

CURVE	RADIUS	LENGTH	DELTA
C1	22.50'	35.34'	90°00'00"
C2	20.00'	31.42'	90°00'00"
C3	20.00'	31.42'	90°00'00"
C4	20.00'	31.42'	90°00'00"
C5	20.00'	31.42'	90°00'00"
C6	25.00'	39.27'	90°00'00"
C7	20.00'	31.52'	90°18'01"
C8	20.00'	31.31'	89°41'59"
C9	20.00'	31.42'	90°00'00"
C10	20.00'	31.42'	90°00'00"
C11	20.00'	31.42'	90°00'00"
C12	25.00'	39.27'	90°00'00"
C13	20.00'	31.42'	90°00'00"
C14	20.00'	31.42'	90°00'00"
C15	20.00'	31.42'	90°00'00"

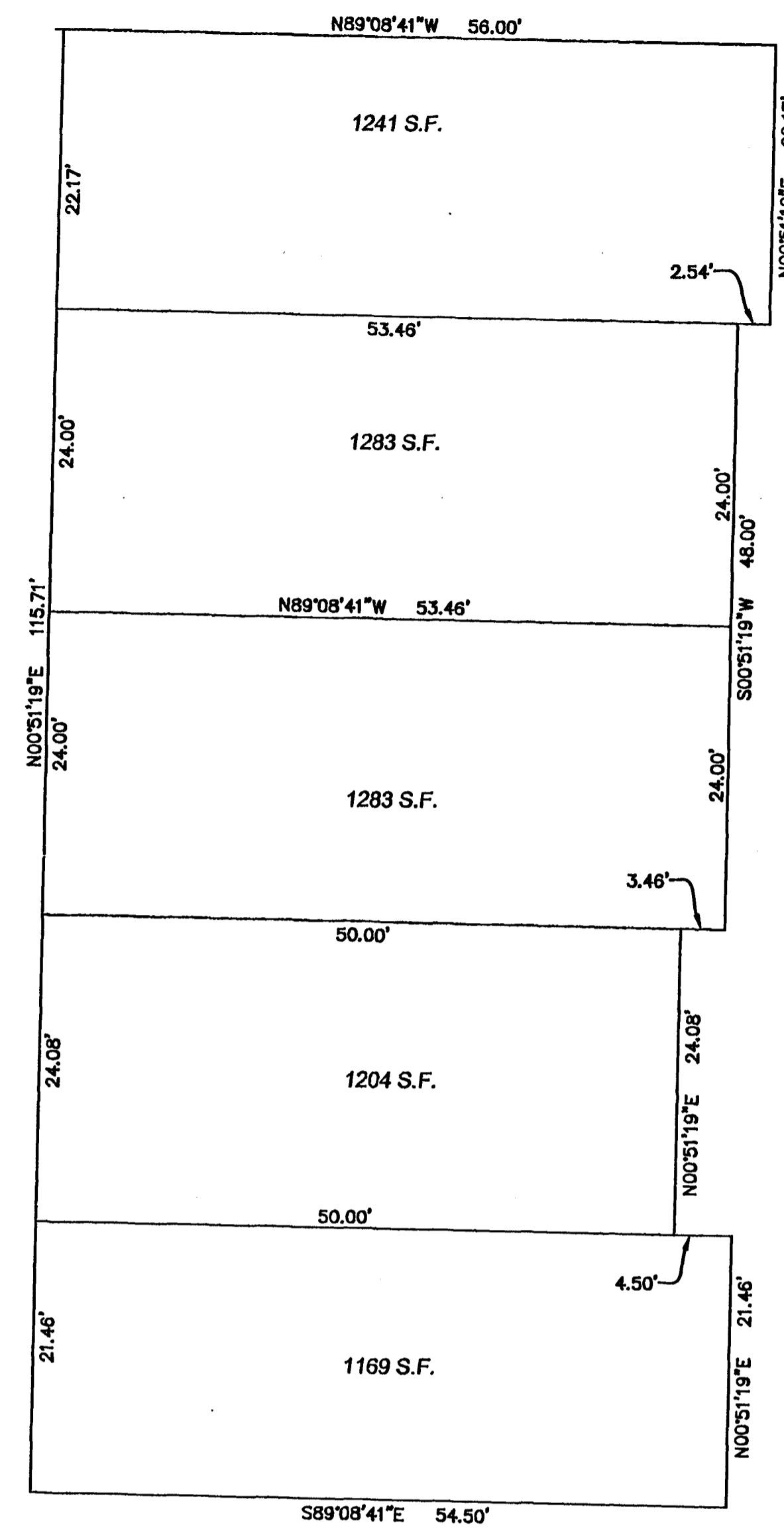


BLOCKS: D, E, F, & G

LOT DIMENSIONS (TYP.)



BLOCKS: K, L, M, O, Q, & S



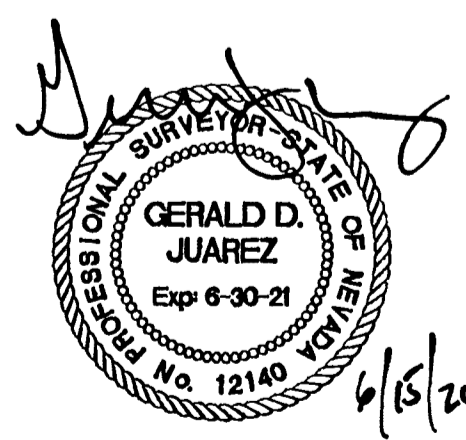
BLOCKS: A, B, I, & J

NOTES:

- THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PROPERTY IS MULTI-FAMILY APARTMENT (MFA).
- THE CURRENT MASTER PLAN DESIGNATION IS HIGH DENSITY RESIDENTIAL (HDR).
- THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
- PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED WITHIN THE COMMON AREAS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO EACH LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT COMMON AREA WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN THE COMMON AREAS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO EACH LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT COMMON AREA WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
- ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHT-OF-WAYS, ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ARBOR VILLAS TENTATIVE MAP (TSM-16-023).
- THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
- A COPY OF THE SIGNED NOTICE OF DECISION SHALL BE PROVIDED WITH THE SUBMISSION OF ANY FINAL MAP.
- THE EMERGENCY AND SECONDARY ACCESS EASEMENTS SHALL TERMINATE UPON CONSTRUCTION OF CONNECTING PUBLIC STREETS IN FUTURE PHASES OF DEVELOPMENT.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS ON THE PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO THE PRIVATE COVENENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 17, 2018, AS DOCUMENT NO. 490739, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- ALL PUBLIC RIGHTS-OF-WAY SHOWN ARE OFFERED FOR DEDICATION TO CARSON CITY. ALL COMMON AREAS SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, SUBJECT TO THE TERMS OF THE COVENENANTS, CONDITIONS AND RESTRICTIONS.

REFERENCES

- TRACT MAP No. 97 FOR MONSON-LARSEN SUBDIVISION, RECORDED MARCH 27, 1959 AS FILE No. 23937 IN BOOK 1 PAGE 97, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP No. 152 OF COUNTRY VILLAGE SUBDIVISION, RECORDED DECEMBER 29, 1961 AS FILE No. 46555, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP No. 247 OF MOUNTAIN VISTA SUBDIVISION, RECORDED JANUARY 28, 1965 AS FILE No. 86596, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP No. 659 OF TANGLEWOOD I PLANNED UNIT DEVELOPMENT, RECORDED JUNE 20, 1978 AS FILE No. 80286 IN BOOK 3, PAGE 659, OFFICIAL RECORDS OF CARSON CITY, NEVADA, AND AMENDED BY THAT ADDENDUM RECORDED JUNE 8, 1979 AS FILE No. 88469 IN BOOK 255, PAGE 398, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- PARCEL MAP FOR THOMAS ROEN & MARGIE M. ROEN, RECORDED MAY 25, 1982 AS FILE No. 11341 IN BOOK 4, PAGE 929, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- TRACT MAP OF COUNTRY CLUB ESTATES, RECORDED MARCH 7, 1985 AS FILE No. 34063 IN BOOK 4, PAGE 1125, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- RECORD OF SURVEY MAP FOR NEWMAN CONSTRUCTION, LTD., RECORDED AUGUST 7, 1985 AS FILE No. 38122 IN BOOK 4, PAGE 1155, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- 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, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- PARCEL MAP FOR ANDERSEN FAMILY ASSOCIATES, RECORDED JULY 20, 2016 AS FILE No. 466342 IN BOOK 10, PAGE 2866, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 17, 2018 AS FILE No. 490739 OFFICIAL RECORDS OF CARSON CITY, NEVADA.



FSM-19-160

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**FINAL MAP**  
**ARBOR VILLAS PHASE 2**  
FOR  
**BEING A DIVISION OF PARCEL A-1, OF FINAL MAP 1910**  
**SITUATE WITHIN THE S 1/2 OF THE SE 1/4 OF**  
**SECTION 17, TOWNSHIP 15N., RANGE 20E., M.D.M.**

CARSON CITY, NEVADA

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY: JLM-HHF  
DATE: 08/2019  
PROJ. CODE: CCICNV  
PROJ. #: 01

SHEET  
**3** OF **3**

# Exhibit B

**Doc # 525498**

Recorded 9/30/2021 1:48 PM  
Requested by L. SMITHSON PLS  
Carson City - NV  
Aubrey Rowlatt Clerk - Recorder  
Pg 1 of 2 Fee: \$43.00  
Recorded By: SY

When recorded, mail to  
Lee H. Smithson, PLS  
Manhard Consulting  
241 Ridge Street, Suite 400  
Reno, NV 89501

## CERTIFICATE OF AMENDMENT

August 16, 2021

To: Mr. Randall Rice, P.E.  
City Engineer, Carson City  
**Carson City Public Works Department**  
108 E. Proctor Street  
Carson City, Nevada 89701

Document: The Final Map of Arbor Villas Phase 2, recorded November 9, 2020, as File No. 512819, recorded as Map No. 2998, in the Official Records of Carson City, Nevada.

Legal Description: Situate within the S 1/2 of the SE 1/4 of Section Seventeen (17), Township Fifteen North (T.15N.), Range Twenty East (R.20E.), Mount Diablo Meridian (M.D.M.), Carson City, State of Nevada.

Dear Mr. Rice,

In accordance with NRS 278.473, this letter is being submitted to amend the Final Map of Arbor Villas Phase 2, recorded November 9, 2020, as File No. 512819, recorded as Map No. 2998, in the Official Records of Carson City, Nevada.

Pursuant to the provisions of NRS 278.473, I am requesting the following corrections be made to the above referenced map:

- 1) Any reference to the street name "West End Drive, Centerville Drive and Villas Drive" as Shown on Sheet 2 of 3 is not correct and should be changed to "West End Street, Centerville Street and Villas Street". This change will make the aforementioned street names comply with the street names as shown on the Final Map for Arbor Villas Phase 1, recorded on April 25, 2017, File No. 474263, recoded in Book 10, Page 2910, in the Official Records of Carson City, Nevada.

The correction does not change or purport to change any property line or boundary line.



# Exhibit B

Page 2 of 2  
Certificate of Amendment  
Final Map for Arbor Villas Phase 2  
August 16, 2021

Respectfully Submitted,

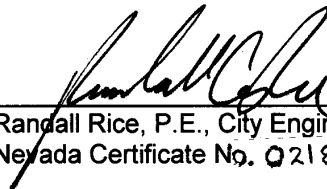
Lee H. Smithson  
Nevada P.L.S. 5097  
For and on behalf of

 **Manhard**  
CONSULTING  
241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501  
775-887-5222



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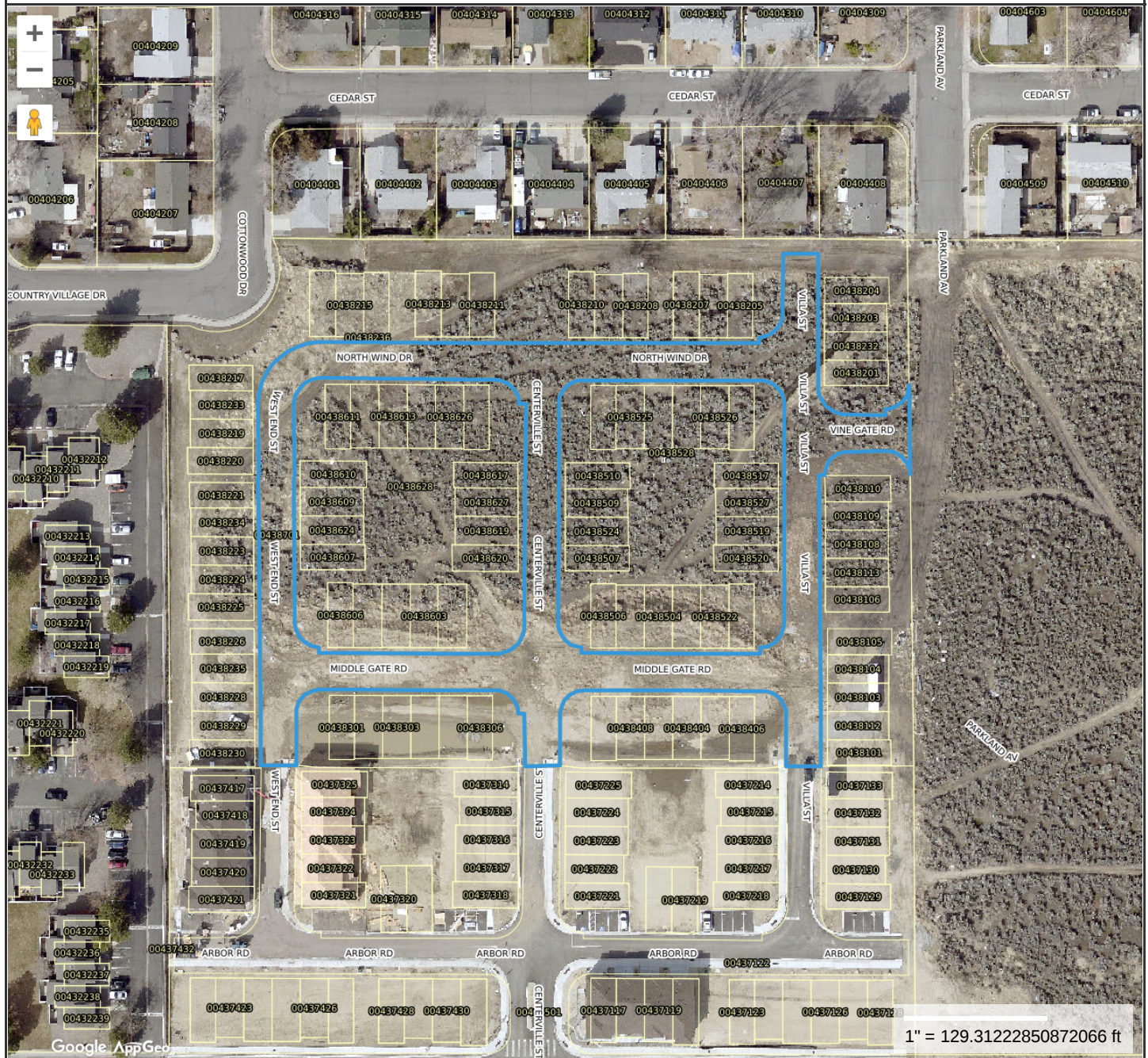
I hereby certify that I have examined the certificate of amendment and that the changes to the original document specified therein are provided for in the applicable sections of NRS 278.010 and 278.630, inclusive, NRS 625.340 to 625.380, inclusive, and local ordinances adopted pursuant thereto, and I am satisfied this certificate of amendment so amends the document as to make it technically correct.

  
\_\_\_\_\_  
Randall Rice, P.E., City Engineer, City of Carson  
Nevada Certificate No. 021873

9.2.21  
\_\_\_\_\_  
Date



# Arbor Villas Phase 2



### Property Information

Property ID 00438701  
 Location  
 Owner ARBOR VILLAS LLC  
 Acres 1.42



### 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.