

City of Carson City  
Agenda Report

Item #9-1E

**Date Submitted:** 06/07/10

**Agenda Date Requested:** 06/17/10

**Time Requested:** Consent

**To:** Mayor and Board of Supervisors

**From:** Public Works Engineering

**Subject Title:** Action to approve Dedication of Land for Public Right of Way Purposes from property owner Silver Oak Development Company, Ltd. to Carson City for 1.79 acres from APN 007-461-28, 1.73 acres from APN 007-552-04, 0.02 acres from APN 007-552-09, 1.59 acres from APN 007-552-10, 0.01 acres from APN 007-552-14 and 0.03 acres from APN 007-552-17 for Silver Oak Drive; and to approve Dedication of Land for Public Right of Way Purposes from Brown, T D & L Trust & et al to Carson City for 1.03 acres from APN 007-552-06 for Silver Oak Drive. (Sharp)

**Staff Summary:** Silver Oak Drive was built in 2005 to accommodate secondary access to the hospital. The road was built to City standards and has been used by the public since it was built. These dedications are necessary to transfer ownership to the City.

**Type of Action Requested:**

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other (Specify)

**Does This Action Require A Business Impact Statement:** ☐ Yes ☒ No

**Recommended Board Action:** Action to approve Dedication of Land for Public Right of Way Purposes from property owner Silver Oak Development Company, Ltd. to Carson City for 1.79 acres from APN 007-461-28, 1.73 acres from APN 007-552-04, 0.02 acres from APN 007-552-09, 1.59 acres from APN 007-552-10, 0.01 acres from APN 007-552-14 and 0.03 acres from APN 007-552-17 for Silver Oak Drive; and to approve Dedication of Land for Public Right of Way Purposes from Brown, T D & L Trust & et al to Carson City for 1.03 acres from APN 007-552-06 for Silver Oak Drive.

**Explanation for Recommended Board Action:** Silver Oak Drive was built in 2005 to accommodate secondary access to the hospital. The road was built to City standards and has been used by the public since it was built. These dedications are necessary to transfer ownership to the City.

**Applicable Statute, Code, Policy, Rule or Regulation:** N/A

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Deny the dedication  
2) Refer back to staff for further review.


**Supporting Material:** 1) Dedication Forms for each APN  
2) Exhibits "A" ~~and "B"~~ <sup>thru "Z"</sup> legal descriptions and maps for each APN

**Prepared By:** Jeff Sharp – City Engineer

**Reviewed By:**

  
(City Engineer)

Date: 6/8/10

  
(Public Works Director)

Date: 6/8/10

  
(City Manager)

Date: 6/8/10

  
(District Attorney's Office)

Date: 6/8/10

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

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APN#: 007-461-28

FROM: SILVER OAK DEVELOPMENT COMPANY LTD

TO: CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND SHOWN ON  
THE PLAT ATTACHED HERETO AS EXHIBIT "B".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Garth S. Richards, President  
Silver Oak Development Company, Ltd.

STATE OF NEVADA)  
CARSON CITY       ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that \_\_\_he\_\_\_ executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

---

Jeffery A. Sharp, P.E., City Engineer      Date

APPROVED FOR LEGALITY AND FORM:

---

Carson City District Attorney      Date

APPROVED:

---

Robert Crowell, Mayor      Date

ATTEST:

---

Alan Glover, Clerk-Recorder      Date



*Land Information Solutions*

## **TRI STATE SURVEYING, LTD.**

425 E. Long Street  
Carson City, Nevada 89706  
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JN 09050.07.CM

**EXHIBIT "A"**  
**PUBLIC ROADWAY DEDICATION OF ADJUSTED PARCEL 2**  
**RECORD OF SURVEY MAP NO. 2314**  
**APN 7-461-28**

A portion of land situate within the N 1/2 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

Adjusted Parcel 2 as shown on Record of Survey Boundary Line Adjustment for Silver Oak Development Co., Ltd, recorded as File No. 232342 in the Official Records of Carson City, Nevada.

---

CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY STATE THAT:

I HAVE PREPARED A FIELD SURVEY REPORT TO LOCATE AND DEDUCE PROPERTY, THE PROPOSED BOUNDARY LINE ADJUSTMENTS.

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF MR. GARTH RICHARDS, OWNER OF THE LANDS SURVEYED.

THE LANDS SURVEYED IS WITHIN SECTION 5, TOWNSHIP 19 NORTH, RANGE 10 EAST, N.M.S., AND THE SURVEY WAS COMPLETED ON 12/12/99.

ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEDUCED BY MONUMENTS OR WILL BE DEDUCED BASED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 523.142.

THE MAP IS NOT IN COMPLIANT WITH THE PROVISIONS OF NRS 278.010 OF THE STATE OF NEVADA, OR WITH PROVISIONS OF NRS 523 AND ALL LOCAL ORDINANCES.



## OWNERS CERTIFICATE:

[illegible]

SILVER OAK DEVELOPMENT COMPANY, A NEVADA LIMITED PARTNERSHIP, BY  
ITS PARTNERS INC., A NEVADA CORPORATION

**REFERENCE DOCUMENTS:**

1. MAP FILED AS DOCUMENT NO. 172860 OF THE OFFICIAL RECORDS OF THE CARSON CITY RECORDER.
2. MAP FILED AS DOCUMENT NO. 180841 OF THE OFFICIAL RECORDS OF THE CARSON CITY RECORDER.
3. MAP FILED AS DOCUMENT NO. 222882 OF THE OFFICIAL RECORDS OF THE CARSON CITY RECORDER.

**TREASURER CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT TAXES ARE NOT DELINQUENT ON LAND PORTRAYED BY THIS RECORD

## CLERK-RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS 26th DAY OF March 1999.  
AT 9:53 AM IN BOOK PAGE 241  
OF THE OFFICIAL RECORDS OF CARBON CITY, NEVADA AT  
THE REQUEST OF SILVER CLO DEVELOPMENT COMPANY  
RECORDING FEE: \$14.00 FILE NO. 98-5882

RECORD OF SURVEY  
BOUNDARY LINE ADJUSTMENT

SILVER OAK DEVELOPMENT CO., LTD.  
BEING A DIVISION OF A PORTION OF THE NORTH 1/2  
OF SECTION 8, TOWNSHIP 15 NORTH,  
RANGE 20 EAST, N.D.

CLAYTON CITY  
SIERRA STEELWORKS INC  
SHEET 1 OF 1  
REVISED 20 APRIL, 2010.

702# 88002  
3301 LONGLEY LANE, D-148  
RENO, NEVADA 89511  
TEL (702) 833-3044 FAX (702) 833-3044  
DL78 2/19/89

EXHIBIT D

2314

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

---

APN#: 007-552-04

**FROM:** SILVER OAK DEVELOPMENT COMPANY LTD

**TO:** CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15, N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "X" AND SHOWN ON  
THE PLAT ATTACHED HERETO AS EXHIBIT "Y".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Garth S. Richards, President  
Silver Oak Development Company, Ltd.

STATE OF NEVADA)  
CARSON CITY ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that he executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

---

Jeffery A. Sharp, P.E., City Engineer

Date

APPROVED FOR LEGALITY AND FORM:

---

Carson City District Attorney

Date

APPROVED:

---

Robert Crowell, Mayor

Date

ATTEST:

---

Alan Glover, Clerk-Recorder

Date





*Land Information Solutions*

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JN 09050.07.CM

### **EXHIBIT "X"** **PUBLIC ROADWAY DEDICATION OF A PORTION** **OF LOT 10 OF SILVER OAK PHASE 8 (APN 7-552-04)**

A portion of land situate within the N 1/2 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at the most northwesterly corner of Lot 10 as shown on the Final Map of Silver Oak Phase 8, recorded as File No. 213633 in the Official Records of Carson City, Nevada, also being the beginning of a 430.00 foot radius curve to the right from which a radial line bears South 4°18'27" West;

THENCE from the POINT OF BEGINNING, 396.14 feet along said curve, through a central angle of 52°47'03";

THENCE South 41°31'21" East, 536.85 feet;

THENCE South 48°28'37" West, 77.99 to the beginning of a 344.00 foot radius non-tangent curve to the left from which a radial line bears North 48°28'37" West;

THENCE 230.59 feet along said curve, through a central angle of 33°54'31";

THENCE South 0°20'28" East, 73.45 feet to the beginning of 300.00 foot radius non-tangent curve to the right from which a radial line bears North 33°32'19" East;

THENCE 78.22 feet along said curve, through a central angle of 14°56'20";

THENCE North 41°31'21", 706.69 feet to the beginning of a 352.00 foot radius curve to the left;

THENCE 324.30 feet along said curve, through a central angle of 52°47'13";

THENCE North 4°18'27" West, 78.00 feet to the POINT OF BEGINNING.

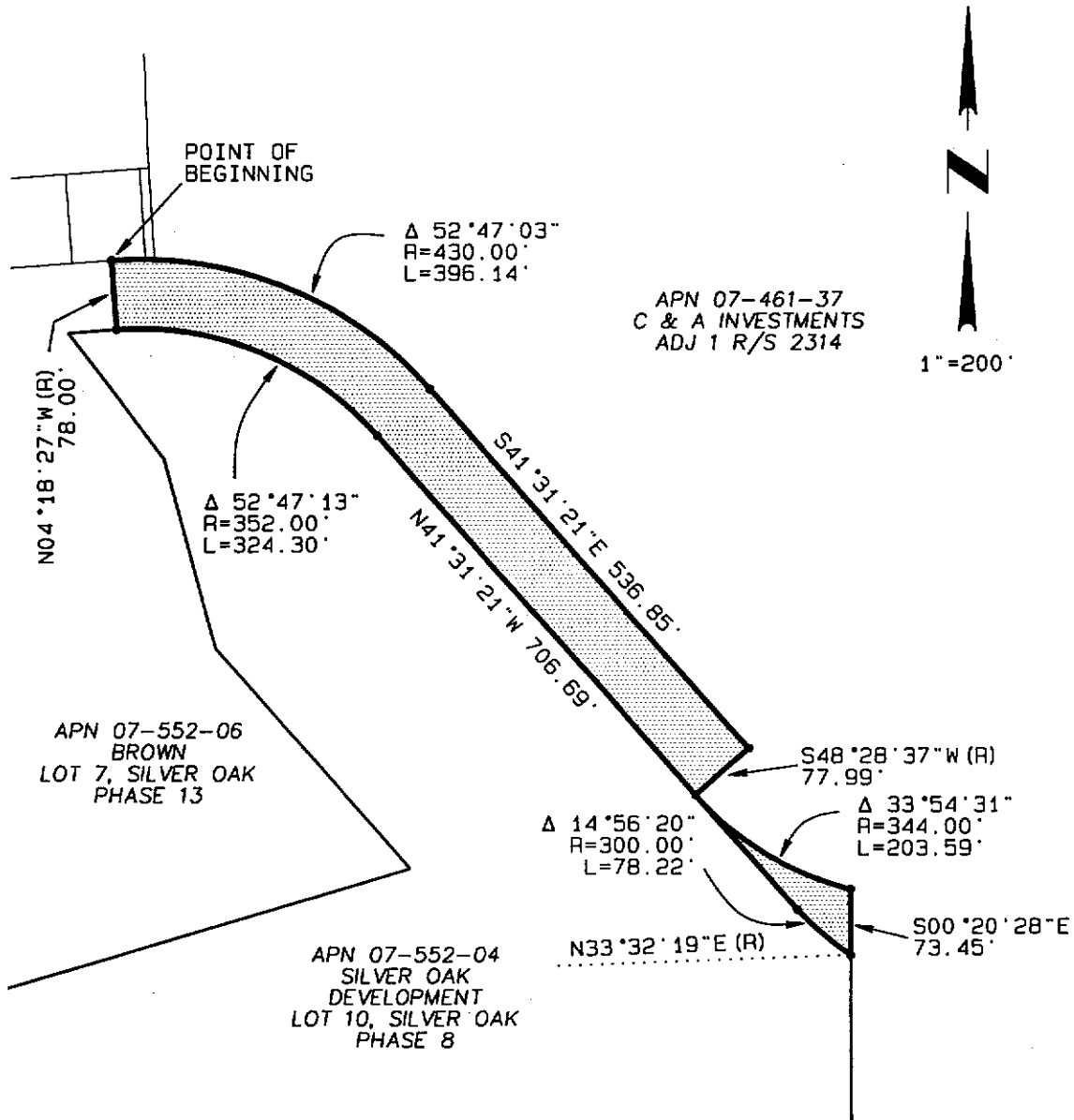
Contains 75,204 square feet (1.73 acres), more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 8.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991



## EASEMENT EXHIBIT "Y"



Land Information Solutions

### TRI STATE SURVEYING, LTD

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### **EXHIBIT "Z" PORTION LOT 10 REMAINDER SILVER OAK PHASE 8 (APN 7-552-04)**

A portion of land situate within Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at the northwest corner of Lot 7 as shown the Final Map of Silver Oak Phase 8, recorded as File No. 213633 in the Official Records of Carson City, Nevada;  
THENCE from the POINT OF BEGINNING, South 00°20'38" East, 246.63 feet;  
THENCE South 89°39'22" West, 35.00 feet to the beginning of a 181.86 foot radius non-tangent curve to the right, from which a radial line bears North 41°31'53" West;  
THENCE along 261.46 feet along said curve, through a central angle of 82°22'31";  
THENCE South 00°20'38" East, 93.06 feet;  
THENCE South 74°47'48" West, 135.25 feet;  
THENCE South 00°20'38" East, 154.69 feet;  
THENCE South 71°11'59" East, 258.80 feet;  
THENCE South 00°00'00" West, 41.80 feet;  
THENCE North 89°54'31" East, 74.37 feet;  
THENCE South 00°00'00" West, 15.00 feet;  
THENCE North 89°54'31" East, 115.00 feet;  
THENCE South 00°05'29" East, 319.84 feet;  
THENCE South 09°31'13" West, 375.25 feet;  
THENCE South 56°36'21" East, 15.00 feet to the beginning of a 710.00 foot radius non-tangent curve to the left, from which a radial line bears South 46°36'21" East;  
THENCE 52.54 feet along said curve, through a central angle of 4°14'23";  
THENCE South 29°09'16" West, 410.39 feet to the beginning of a 950.00 foot radius curve to the right;  
THENCE 154.81 feet along said curve, through a central angle of 9°20'12" to the beginning of a 35.00 foot radius compound curve to the right;  
THENCE 57.47 feet along said curve, through a central angle of 94°04'26";

THENCE North 47°26'06" West, 62.71 feet to the beginning of a 280.00 foot radius curve to the left;

THENCE 106.21 feet along said curve, through a central angle of 21°44'02";

THENCE North 69°10'08" West, 14.55 feet;

THENCE North 20°49'52" East, 442.25 feet;

THENCE North 06°52'53" East, 500.15 feet;

THENCE North 35°36'08" West, 29.34 feet;

THENCE North 63°38'50" West, 918.00 feet

THENCE North 53°44'25" West, 684.54 feet;

THENCE South 00°19'21" East, 101.14 feet to the beginning of a 40.00 foot radius non-tangent curve to the left, from which a radial line bears South 30°17'31" West;

THENCE 31.10 feet along said curve, through a central angle of 44°32'41";

THENCE North 00°19'21" West, 119.01 feet;

THENCE North 53°44'25" West, 95.11 feet;

THENCE South 89°40'39" West, 90.00 feet;

THENCE North 00°19'21" West, 137.82 feet;

THENCE North 89°40'39" East, 102.45 feet;

THENCE North 19°46'44" East, 31.39 feet to the beginning of a 40.00 foot radius non-tangent curve to the left, from which a radial line bears South 23°19'02" West;

THENCE 56.78 feet along said curve, through a central angle of 81°19'41";

THENCE South 75°30'14" East, 127.83 feet;

THENCE South 61°01'45" East, 339.76 feet;

THENCE North 28°58'15" East, 80.43 feet;

THENCE North 21°41'47" East, 109.71 feet;

THENCE North 42°09'35" West, 130.00 feet;

THENCE North 58°57'39" West, 238.94 feet;

THENCE South 23°19'02" West, 101.10 feet to the beginning of a 266.00 foot radius non-tangent curve to the left, from which a radial line bears South 23°19'02" West;

THENCE 67.05 feet along said curve, through a central angle of 14°26'32";

THENCE North 00°18'52" West, 190.02 feet;

THENCE North 00°14'14" West, 80.23 feet;

THENCE North 12°53'09" East, 71.70 feet;

THENCE North 35°21'17" East, 71.70 feet;

THENCE North 11°12'12" East, 40.00 feet;

THENCE South 64°52'38" East, 637.83 feet;

THENCE North 73°13'16" East, 525.70 feet;

THENCE North 41°27'32" West, 326.25 feet;

THENCE North 15°30'19" West, 220.62 feet;

THENCE North 37°18'43" West, 175.77 feet;

THENCE North 85°41'33" East, 53.04 feet to the beginning of 352.00 foot radius curve to the right;

THENCE 324.29 feet along said curve through a central angle of 52°47'07";

THENCE South 41°31'21" East, 706.69 feet to the beginning of a 300.00 foot radius curve to the left;

THENCE 78.24 feet along said curve, through a central angle of  $14^{\circ}56'31''$ ;  
THENCE South  $00^{\circ}20'38''$  East, 550.97 feet to the POINT OF BEGINNING.

Contains 54.06 Acres, more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 8.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

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**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

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APN#: 007-552-06

FROM: BROWN, T D & L TRUST & ET AL

TO: CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15, N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "U" AND SHOWN ON  
THE PLAT ATTACHED HERETO AS EXHIBIT "V".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: We have hereunto set our hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Lila Brown

Trustee of the Thomas D. Brown and Lila Brown Family Trust of June 21, 1988

STATE OF NEVADA)  
CARSON CITY ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that \_\_\_ she \_\_\_ executed the above instrument.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Thomas D. Brown  
Trustee of the Thomas D. Brown and Lila Brown Family Trust of June 21, 1988  
President of SLT, Inc.  
Manager of SLT, LLC

STATE OF NEVADA)  
CARSON CITY       ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that \_\_\_he\_\_\_ executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:  
REVIEWED AND RECOMMENDED BY:

\_\_\_\_\_  
Jeffery A. Sharp, P.E., City Engineer       Date

APPROVED FOR LEGALITY AND FORM:

\_\_\_\_\_  
Carson City District Attorney       Date

\_\_\_\_\_  
APPROVED:

\_\_\_\_\_  
Robert Crowell, Mayor       Date

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder       Date





*Land Information Solutions*

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JN 09050.07.CM

### **EXHIBIT "U" PUBLIC ROADWAY DEDICATION OF A PORTION OF LOT 7 OF SILVER OAK PHASE 13 (APN 7-552-06)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

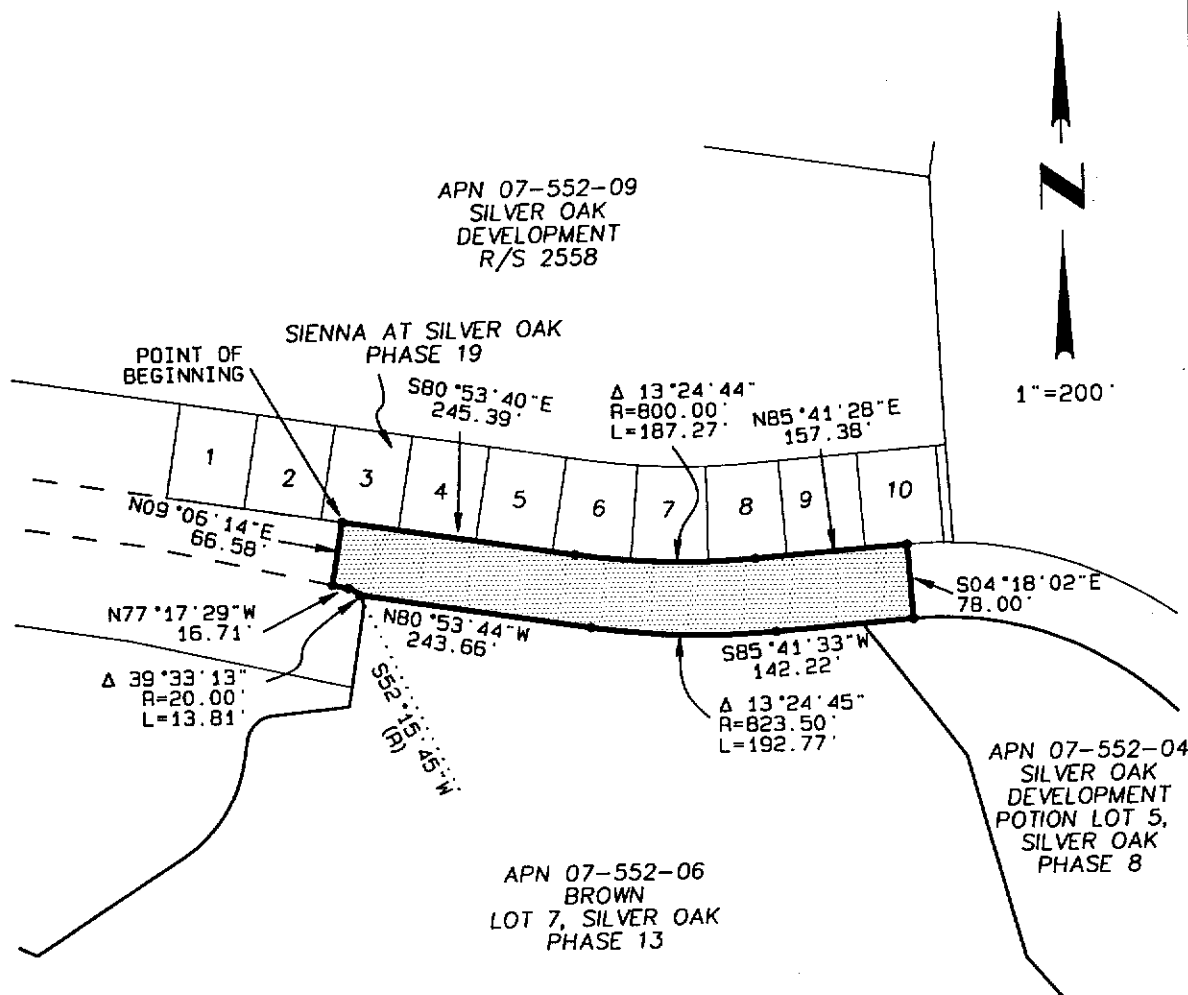
BEGINNING at the most northwesterly corner of Lot 7 as shown on the Final Map of Silver Oak Phase 13, recorded as File No. 256508 in the Official Records of Carson City, Nevada;  
THENCE from the POINT OF BEGINNING, South  $80^{\circ}53'40''$  East, 245.39 feet to the beginning of a 800.00 foot radius curve to the left;  
THENCE 187.27 feet along said curve concave through a central angle of  $13^{\circ}24'44''$ ;  
THENCE North  $85^{\circ}41'28''$  East, 157.38 feet;  
THENCE South  $04^{\circ}18'02''$  East, 78.00 feet;  
THENCE South  $85^{\circ}41'33''$  West, 142.22 feet to the beginning of a 823.50 foot radius curve to the left;  
THENCE 192.77 feet along said curve to the right through a central angle of  $13^{\circ}24'45''$ ;  
THENCE North  $80^{\circ}53'44''$  West, 243.66 feet to the beginning of a 20.00 foot radius non-tangent curve to the left, from which a radial line bears South  $52^{\circ}15'45''$  West,  
THENCE 13.81 feet along said curve, through a central angle of  $39^{\circ}33'13''$   
THENCE North  $77^{\circ}17'29''$  West, 16.71 feet;  
THENCE North  $09^{\circ}06'14''$  East, 66.58 feet to the POINT OF BEGINNING.  
Contains 44,847 square feet (1.03 acres), more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 13.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991



EASEMENT  
EXHIBIT "V"



Land Information Solutions

TRI STATE SURVEYING, LTD

425 E. Long Street  
Carson City, Nevada 89706

(775) 887-9911

\* FAX: (775) 887-9915

JN 09050.07.CM



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Toll Free: 1-800-411-3752

JN 09050.07.CM

### **EXHIBIT "W" PORTION OF LOT 7 REMAINDER SILVER OAK PHASE 13 (APN 7-552-06)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

COMMENCING at the most northeasterly corner of Lot 7 as shown on the Final Map of Silver Oak Phase 13, recorded as File No. 256508 in the Official Records of Carson City, Nevada;  
THENCE South 4°18'02" East, 78.00 feet;  
THENCE South 85°41'33" West, 53.04 feet to the POINT OF BEGINNING;  
THENCE from the POINT OF BEGINNING, South 37°18'46" East, 175.76 feet;  
THENCE South 15°30'19" East, 220.62 feet;  
THENCE South 41°27'32" East, 326.25 feet;  
THENCE South 73°13'16" West, 525.70 feet;  
THENCE North 64°52'38" West, 637.83 feet;  
THENCE North 43°24'38" West, 74.96 feet to the beginning of a 284.00 foot radius non-tangent curve from which a radial line bears South 36°49'02" East;  
THENCE 32.68 feet along said curve, through a central angle of 6°35'36";  
THENCE South 43°24'38" East radial to said curve, 100.00 feet;  
THENCE South 35°21'17" West, 71.70 feet;  
THENCE South 12°53'09" West, 71.70 feet;  
THENCE South 00°14'14" East, 80.23 feet;  
THENCE South 89°41'08" West, 100.00 feet;  
THENCE South 00°18'52" East, 20.00 feet;  
THENCE North 89°41'08" East, 100.00 feet;  
THENCE South 00°18'52" East, 170.02 feet to the beginning of a 266.00 foot radius non-tangent curve to the right, from which a radial line bears South 8°52'30" West;  
THENCE 67.05 feet along said curve, through a central angle of 14°26'32";  
THENCE North 23°19'02", 101.10 feet;  
THENCE South 58°57'39" East, 238.94 feet;

THENCE South 42°09'35" East, 130.00 feet;  
THENCE South 21°41'47" West, 109.71 feet;  
THENCE South 28°58'15" West, 80.43 feet;  
THENCE North 61°01'45" West, 131.59 feet;  
THENCE North 28°58'15" East, 55.75 feet to the beginning of a 40.00 foot radius non-tangent curve to the right from which a radial line bears North 14°29'36" East;  
THENCE 20.21 feet along said curve, through a central angle of 28°57'18";  
THENCE South 28°58'15" West, 55.75 feet;  
THENCE North 61°01'45" West, 188.17 feet;  
THENCE North 75°30'14" West, 127.83 feet to the beginning of a 40.00 foot radius non-tangent curve to the right, from which a radial line bears North 61°32'57" West;  
THENCE 56.78 feet along said curve, through a central angle of 81°19'41";  
THENCE South 19°46'44" West, 31.39 feet;  
THENCE South 89°40'39" West, 102.45 feet;  
THENCE North 00°19'21" West, 179.07 feet;  
THENCE South 89°46'34" West, 230.98 feet;  
THENCE North 00°18'52" West, 124.20 feet;  
THENCE North 65°54'17" East, 105.18 feet to the beginning of a 50.00 foot radius non-tangent curve to the right, from which a radial line bears North 65°54'17" East;  
THENCE 20.58 feet along said curve through a central angle of 23°34'41";  
THENCE South 65°54'17" West, 100.54 feet;  
THENCE North 00°18'52" West, 130.43 feet to the beginning of a 526.00 foot radius curve to the right, through a central angle of 21°01'34";  
THENCE North 19°24'31" East, 92.68 feet to the beginning of a 150.00 foot radius curve to the right;  
THENCE 252.82 feet along said curve, through a central angle of 96°34'15";  
THENCE South 64°01'14" East, 142.81 feet;  
THENCE North 56°48'40" East, 182.67 feet to the beginning of a 149.00 foot radius curve to the left;  
THENCE 124.06 feet along said curve, through a central angle of 47°42'22";  
THENCE North 09°06'18" East, 22.07 feet to the beginning of a 30.00 foot radius curve to the right;  
THENCE 39.45 feet along said curve through a central angle of 75°20'18";  
THENCE North 84°26'36" East, 80.20 feet;  
THENCE North 09°06'18" East, 101.98 feet to the beginning of a 20.00 foot radius curve to the left;  
THENCE 16.35 feet along said curve, through a central angle of 46°50'33";  
THENCE South 80°53'44" East, 243.66 feet to the beginning of a 823.50 foot radius curve to the left;  
THENCE 192.77 feet along said curve, through a central angle of 13°24'45";  
THENCE North 85°41'33" East, 89.19 feet to the POINT OF BEGINNING.

Containing 22.72 ACRES, more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 13.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

---

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

---

APN#: 007-552-09

**FROM:** SILVER OAK DEVELOPMENT COMPANY LTD

**TO:** CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15, N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO AS EXHIBITS "M" AND "O" AND  
SHOWN ON THE PLATS ATTACHED HERETO AS EXHIBITS "N" AND "P".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever. .

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Garth S. Richards, President  
Silver Oak Development Company, Ltd.

STATE OF NEVADA)  
CARSON CITY ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that \_\_\_he\_\_\_ executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

---

Jeffery A. Sharp, P.E., City Engineer

Date

APPROVED FOR LEGALITY AND FORM:

---

Carson City District Attorney

Date

APPROVED:

---

Robert Crowell, Mayor

Date

ATTEST:

---

Alan Glover, Clerk-Recorder

Date





## **TRI STATE SURVEYING, LTD.**

425 E. Long Street  
Carson City, Nevada 89706  
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*Land Information Solutions*

JN 09050.07.CM

**EXHIBIT "M"**  
**1<sup>ST</sup> PUBLIC ROADWAY DEDICATION OF A PORTION**  
**OF ADJUSTED APN 06-062-11 OF RECORD OF SURVEY NO. 2558**  
**(APN 7-552-09)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the easterly line of Adjusted APN 06-062-11 of Record of Survey No. 2558, recorded as File No. 335948 in the Official Records of Carson City, Nevada from which the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 said Parcel Map bears North 34°01'31" West, 89.56 feet;

THENCE from the POINT OF BEGINNING, South 10°48'27" East, 73.85 feet;

THENCE South 78°19'53", 5.36 feet to the beginning of a 423.00 foot radius non-tangent curve to the left, from which a radial line bears North 78°19'53" East;

THENCE 74.22 feet along said curve, through a central angle of 10°03'12" to the POINT OF BEGINNING.

Contains 278 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

---

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

APN 07-552-15  
SILVER OAK  
DEVELOPMENT  
LOT 3, SILVER OAK  
PHASE 13

07-552-09  
SILVER OAK  
DEVELOPMENT  
ADJUSTED LOT  
RS 2558



1"=50'

APN 07-552-17  
SILVER OAK  
DEVELOPMENT  
LOT 2, SILVER OAK  
PHASE 13

POINT OF  
BEGINNING

$\Delta$  10°03'12"  
R=423.00'  
L=74.22'

S10°48'27"E  
73.85'

S78°19'53"W (R)  
5.36'

54' ACCESS  
EASEMENT

07-552-10  
SILVER OAK  
DEVELOPMENT  
PARCEL 4-B2  
PM 2492

EASEMENT  
EXHIBIT "N"



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JN 09050.07.CM

**EXHIBIT "O"**  
**2<sup>ND</sup> PUBLIC ROADWAY DEDICATION OF A PORTION**  
**OF ADJUSTED APN 06-062-11 OF RECORD OF SURVEY NO. 2558**  
**(APN 7-552-09)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the southerly line of Adjusted APN 06-062-11 of Record of Survey No. 2558, recorded as File No. 335948 in the Official Records of Carson City, Nevada from which the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 said Parcel Map bears North 34°01'31" West, 490.69 feet;

THENCE from the POINT OF BEGINNING, North 31°43'36" East to the beginning of a 406.50 foot radius non-tangent curve to the left, from which a radial line bears North 31°12'29" East;

THENCE 120.07 feet along said curve, through a central angle of 16°55'28";

THENCE South 15°16'34" West, 5.74 to the a point on the southerly line of said Adjusted APN 06-062-11 also being the beginning of a 423.00 foot radius non-tangent curve to the right, from which a radial line bears South 15°16'34" West;

THENCE along said southerly line, 121.46 along said curve, through a central angle of 16°27'07" to the POINT OF BEGINNING.

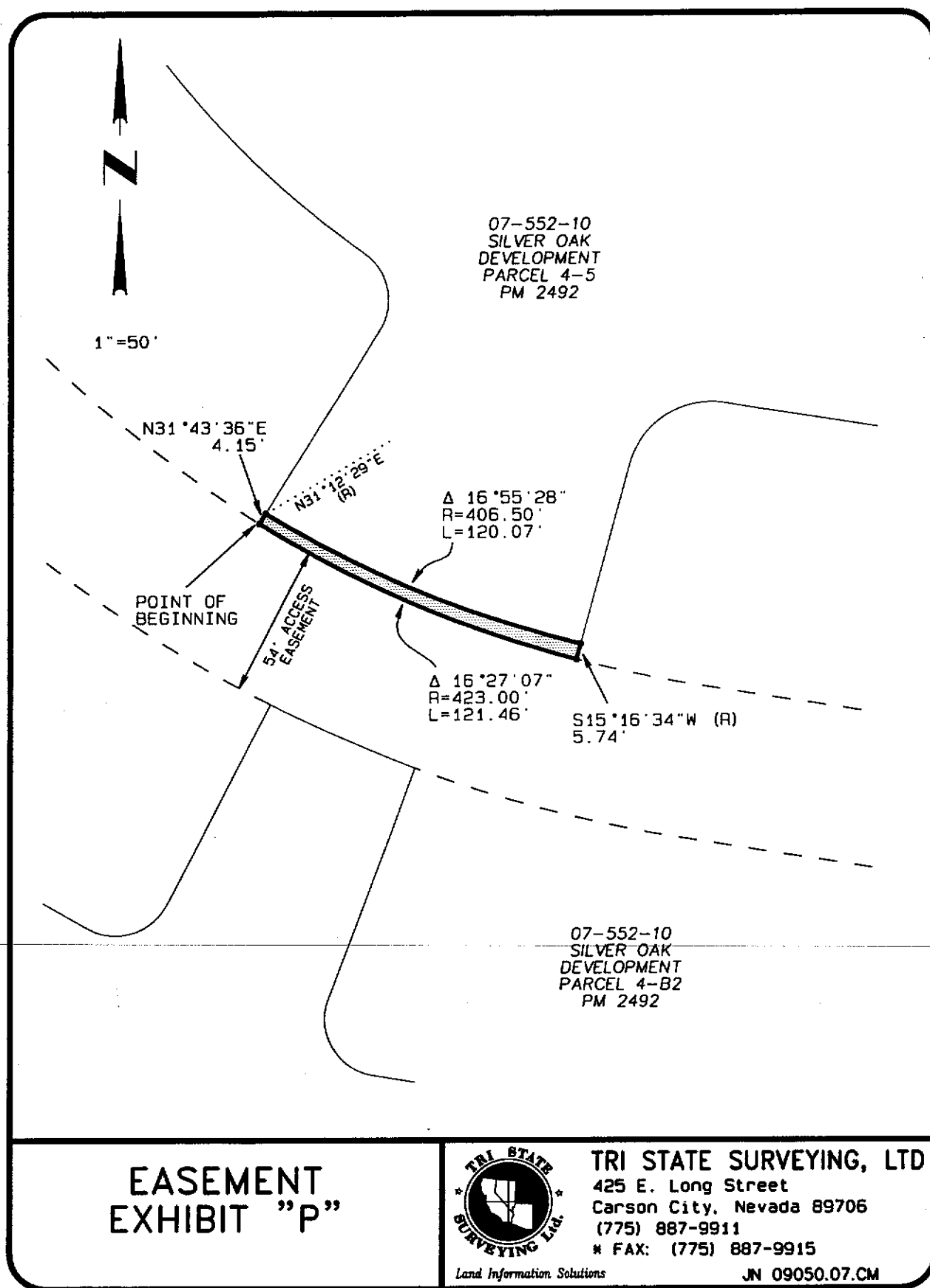
Contains 278 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991





*Land Information Solutions*

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### **EXHIBIT "Q"** **ADJUSTED APN 07-531-01 REMAINDER** **RECORD OF SURVEY NO. 2558** **(APN 7-552-09)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at the northwest corner of Adjusted APN 06-062-11 as shown on Record of Survey No. 2558, recorded as File No. 335948 in the Official Records of Carson City, Nevada;  
THENCE from the POINT OF BEGINNING, South 80°59'57" East, 1343.89 feet;  
THENCE South 02°30'20" East, 275.98 feet;  
THENCE South 03°40'57" East, 2.83 feet;  
THENCE South 85°41'33" West, 206.33 feet to the beginning of a 700.00 foot radius curve to the left;  
THENCE 163.86 feet along said curve, through a central angle of 13°24'44";  
THENCE North 80°53'42" West, 614.24 feet to the beginning of a 323.00 foot radius curve to the right;  
THENCE 7.31 feet along said curve through a central angle of 1°17'48" to a beginning of a 30.00 foot radius reverse to the left;  
THENCE 44.57 feet along said curve, through a central angle of 85°07'21";  
THENCE South 15°16'34" West, 65.54 feet to the beginning of 406.50 foot radius non-tangent curve to the right from which a radial line bears North 15°16'34" East;  
THENCE 120.07 feet along said curve, through a central angle of 16°55'28";  
THENCE North 31°43'41" East, 76.43 feet to the beginning of 20.00 foot radius curve to the left;  
THENCE 30.25 feet along said curve, through a central angle of 86°39'36" to a the beginning of 323.00 foot radius reverse-curve to the right;  
THENCE 224.93 feet along said curve, through a central angle of 39°53'58" to the beginning of a 20.00 foot radius reverse curve to the left;  
THENCE 30.25 feet along said curve through a central angle of 86°39'36";  
THENCE South 78°18'40" West, 75.20 feet;  
THENCE North 10°48'27" West, 73.85 feet to the beginning of a 423.00 foot radius non-tangent curve to the right from which a radial line bears North 88°21'57" East;  
THENCE 93.89 feet along said curve, through a central angle of 12°43'03" to the POINT OF BEGINNING

Contains 9.78 acres, more

The basis of bearings for these descriptions is the above-mentioned Record of Survey No. 2558.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

---

APN#: 007-552-10

**FROM:** SILVER OAK DEVELOPMENT COMPANY LTD

**TO:** CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15, N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "F" AND SHOWN ON THE PLAT ATTACHED HERETO AS EXHIBIT "G".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Garth S. Richards, President  
Silver Oak Development Company, Ltd.

STATE OF NEVADA)  
CARSON CITY       ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that \_\_ he \_\_ executed the above instrument.

\_\_\_\_\_  
Notary Public



*Land Information Solutions*

## **TRI STATE SURVEYING, LTD.**

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### **EXHIBIT "F"** **PUBLIC ROADWAY DEDICATION OF A PORTION** **OF PARCEL 4-B2 OF PARCEL MAP NO. 2539 (APN 7-552-10)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 as show on that Parcel Map for Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership, recorded as File No. 322442 in the Official Records of Carson City, Nevada;  
THENCE from the POINT OF BEGINNING, South  $81^{\circ}00'21''$  East, 54.03 feet to beginning of a non-tangent 423.00 foot radius curve to the left, from which a radial line bears South  $78^{\circ}55'00''$  East;  
THENCE 168.11 feet along said curve, through a central angle of  $22^{\circ}46'15''$ ;  
THENCE North  $78^{\circ}19'53''$  East, 5.36 feet to the beginning a non-tangent 406.50 foot radius curve to the left, from which a radial line bears North  $79^{\circ}13'14''$  East  
THENCE 340.64 feet along said curve, through a central angle of  $48^{\circ}00'46''$ ;  
THENCE South  $31^{\circ}43'36''$  West, 4.15 feet to the beginning of a non-tangent 423.00 foot radius curve the left, from which a radial line bears North  $31^{\circ}43'41''$  East;  
THENCE 121.46 feet along said curve, through a central angle of  $16^{\circ}27'07''$ ;  
THENCE North  $15^{\circ}16'34''$  East, 5.74 feet to the beginning of a 406.50 foot radius non-tangent curve to the left, from which a radial line bears North  $14^{\circ}17'01''$  East;  
THENCE 36.74 feet along said curve, through a central angle of  $5^{\circ}10'43''$ ;  
THENCE South  $80^{\circ}53'42''$  East, 163.56 feet to the beginning of a 493.50 foot radius non-tangent curve to the right;  
THENCE 29.03 feet along said curve, through a central angle of  $3^{\circ}22'15''$ ;  
THENCE South  $09^{\circ}06'18''$  West, 5.65 feet;  
THENCE South  $80^{\circ}53'42''$  East, 184.44 feet;  
THENCE South  $09^{\circ}06'14''$  West, 66.58 feet;  
THENCE South  $77^{\circ}17'29''$  East, 16.71 feet to the beginning of a 20.00 foot radius curve to the right;  
THENCE 13.81 feet along said curve, through a central angle of  $39^{\circ}33'13''$ ;  
THENCE North  $80^{\circ}53'18''$  West, 15.69 feet to the beginning of a curve to the right;



THENCE 29.78 feet along said curve, through a central angle of  $3^{\circ}36'13''$ ;  
THENCE North  $77^{\circ}17'29''$ , 170.65 feet to the beginning of a 426.50 foot radius curve to the left;  
THENCE North  $80^{\circ}53'42''$  West, 163.56 feet to the beginning of a 473.50 foot radius curve to the right;  
THENCE 88.73 feet along said curve, through a central angle of  $10^{\circ}44'13''$ ;  
THENCE North  $20^{\circ}34'11''$  East, 7.89 feet to the beginning of a 477.00 foot radius curve to the right, from which a radial line bears North  $20^{\circ}34'11''$  East;  
THENCE 55.79 feet along said curve through a central angle of  $6^{\circ}42'07''$ ;  
THENCE South  $27^{\circ}16'18''$  West, 8.52 feet to the beginning of a 473.50 foot radius non-tangent curve to the right from which a radial line bears North  $26^{\circ}42'36''$  East;  
THENCE 333.27 feet along said curve, through a central angle of  $40^{\circ}19'40''$ ;  
THENCE North  $66^{\circ}32'56''$  East, 8.75 feet to the beginning of a 477.00 foot radius non-tangent curve to the right, from which a radial line bears North  $66^{\circ}33'02''$  East;  
THENCE radius of 477.00 feet and a central angle of  $34^{\circ}17'47''$  to the POINT OF BEGINNING.

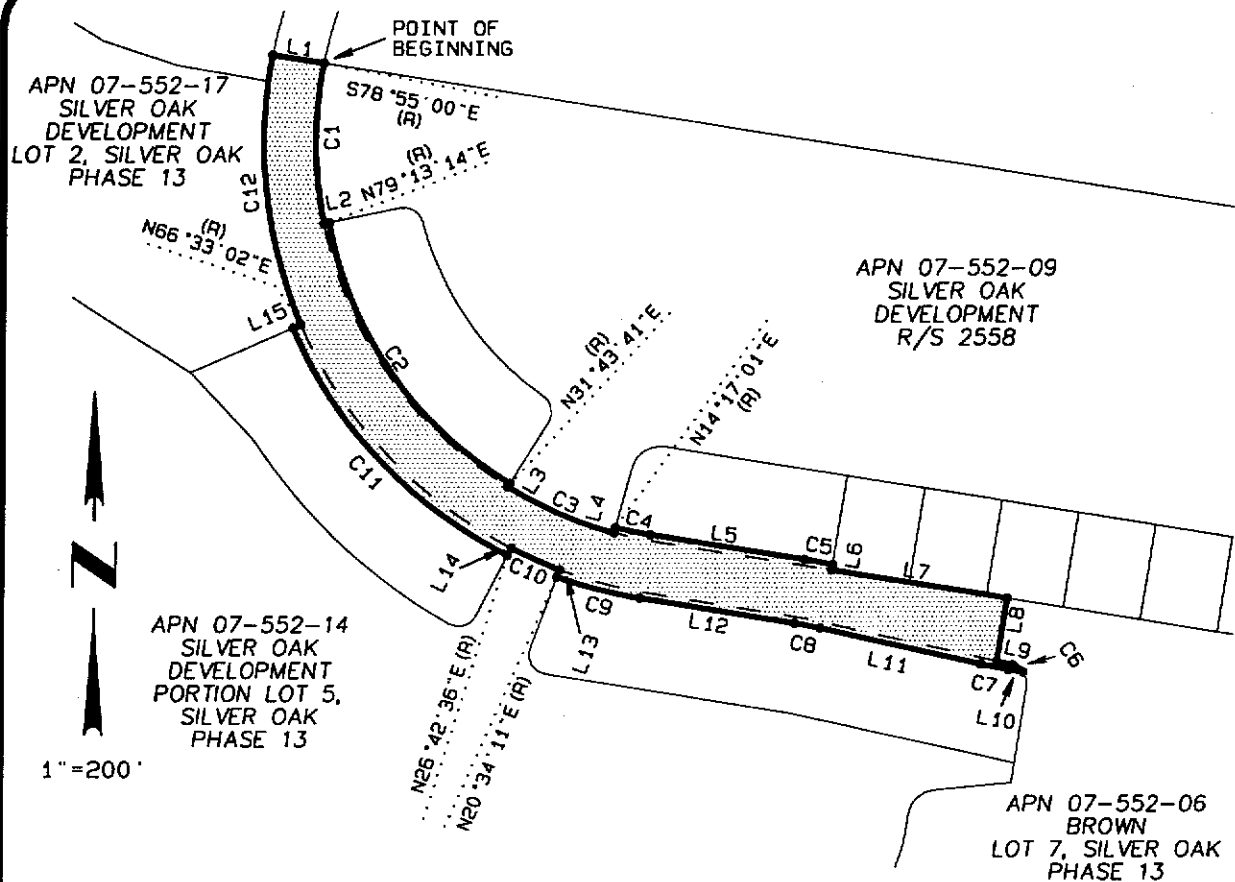
Contains 69,235 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991



LINE	BEARING	DISTANCE
L1	N81°00'21"W	54.03'
L2	N78°19'53"E	5.36'
L3	S31°43'36"W	4.15'
L4	N15°16'34"E	5.74'
L5	N80°53'42"W	163.56'
L6	S09°06'18"W	5.65'
L7	N80°53'42"W	184.44'
L8	N09°06'14"E	66.58'
L9	N77°17'29"W	16.71'
L10	S80°53'18"E	15.69'
L11	S77°17'29"E	170.65'
L12	S80°53'42"E	163.56'
L13	N20°34'11"E	7.89'
L14	S27°16'18"W	8.52'
L15	S66°32'56"W	8.75'

LINE	DELTA	RADIUS	ARC
C1	22°46'15"	423.00'	168.11'
C2	48°00'46"	406.50'	340.64'
C3	16°27'07"	423.00'	121.46'
C4	5°10'43"	406.50'	36.74'
C5	3°22'15"	493.50'	29.03'
C6	39°33'13"	20.00'	13.81'
C7	3°36'13"	473.50'	29.78'
C8	3°36'13"	426.50'	26.82'
C9	10°44'13"	473.50'	88.73'
C10	6°42'07"	477.00'	55.79'
C11	40°19'40"	473.50'	333.27'
C12	34°17'47"	477.00'	285.52'

## EASEMENT EXHIBIT "G"



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JN 09050.07.CM

### **EXHIBIT "H" REMAINDER PARCEL 1 FROM PARCEL 4-B2 OF PARCEL MAP NO. 2539 (APN 7-552-10)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the easterly line of Parcel 4-B2 of Parcel Map for Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership, recorded as File No. 322442 in the Official Records of Carson City, Nevada from which the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 said Parcel Map bears North 18°50'23" West, 184.25 feet;

THENCE from the POINT OF BEGINNING, North 78°18'45" East, 75.20 feet to the beginning of a 20.00 foot radius curve to the right;

THENCE along said curve, 30.25 feet along said curve, through a central angle of 86°39'36" to the beginning of a 323.00 foot radius reverse curve to the left;

THENCE 224.93 feet along of said reverse curve, through a central angle of 39°53'58" to the beginning of a 20.00 foot radius reverse curve to the right;

THENCE 30.25 feet along said reverse curve, through a central angle of 86°39'36";

THENCE South 31°43'48" West, 76.43 feet to the beginning of a 406.50 foot radius non-tangent curve from which a radial line bears North 31°12'29" East;

THENCE 340.64 feet along said curve, through a central angle of 48°00'46" to the POINT OF BEGINNING.

Contains 28,784 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

---



*Land Information Solutions*

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### **EXHIBIT "I" REMAINDER PARCEL 2 FROM PARCEL 4-B2 OF PARCEL MAP NO. 2539 (APN 7-552-10)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the northerly line of Parcel 4-B2 of Parcel Map for Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership, recorded as File No. 322442 in the Official Records of Carson City, Nevada from which the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 said Parcel Map bears North  $36^{\circ}03'58''$  West, 609.00 feet;

THENCE from the POINT OF BEGINNING, North  $15^{\circ}16'41''$  East, 65.53 feet to the beginning of a 30.00 foot radius curve to the right;

THENCE 44.57 feet along said curve through a central angle of  $85^{\circ}07'21''$  to the beginning of a 323.00 radius reverse curve to the left;

THENCE 44.57 feet along said reverse curve through a central angle of  $1^{\circ}17'48''$ ;

THENCE South  $80^{\circ}53'42''$  East, 184.40 feet;

THENCE South  $09^{\circ}06'18''$  West, 94.35 feet to the beginning of a 493.50 foot radius non-tangent curve from which a radial line bears South  $12^{\circ}28'33''$  West;

THENCE 29.03 feet along said curve, through a central angle of  $3^{\circ}22'15''$ ;

THENCE North  $80^{\circ}53'42''$  West, 163.56 feet to the beginning of a 406.50 foot radius non-tangent curve to the right;

THENCE 36.74 feet along the said curve, through a central angle of  $5^{\circ}10'43''$  to the POINT OF BEGINNING

Contains 20,821 square feet, more or less.

the POINT OF BEGINNING.

Contains 28,784 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991



*Land Information Solutions*

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### **EXHIBIT "J"** **REMAINDER PARCEL 3** **FROM PARCEL 4-B2 OF PARCEL MAP NO. 2539 (APN 7-552-10)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the southerly line of Parcel 4-B2 of Parcel Map for Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership, recorded as File No. 322442 in the Official Records of Carson City, Nevada from which the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 said Parcel Map bears North  $28^{\circ}44'02''$  West, 620.09 feet, also being a point on a 473.50 foot radius curve to the left, from which a radial line bears North  $19^{\circ}50'31''$  East;

THENCE from the POINT OF BEGINNING, 88.73 feet along said curve, through a central angle of  $10^{\circ}44'13''$ ;

THENCE South  $80^{\circ}53'42''$  East, 163.56 feet to the beginning of a 426.50 foot radius curve to the right;

THENCE 26.82 feet along said curve, through a central angle of  $3^{\circ}36'13''$ ;

THENCE South  $77^{\circ}17'29''$  East, 170.65 feet to beginning of a 473.50 foot radius curve to the left;

THENCE 29.78 feet along said curve, through a central angle of  $3^{\circ}36'13''$ ;

THENCE South  $80^{\circ}53'18''$  East, 15.69 feet to the beginning of a 20.00 foot radius non-tangent curve to the right;

THENCE 16.36 feet along said curve, through a central angle of  $46^{\circ}51'28''$ ;

THENCE South  $09^{\circ}06'37''$  West, 81.41 feet;

THENCE North  $77^{\circ}17'29''$  West, 238.87 feet;

THENCE North  $80^{\circ}53'42''$  West, 258.43 feet to the beginning of a 20.00 foot radius curve to the right;

THENCE 35.42 feet along said curve through a central angle of  $101^{\circ}28'15''$  to the POINT OF BEGINNING.

Contains 48,027 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991





*Land Information Solutions*

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JN 09050.07.CM

### **EXHIBIT "K" REMAINDER PARCEL 4 FROM PARCEL 4-B2 OF PARCEL MAP NO. 2539 (APN 7-552-10)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the southerly line of Parcel 4-B2 of Parcel Map for Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership, recorded as File No. 322442 in the Official Records of Carson City, Nevada from which the most Westerly corner common to Parcel 4-B1 and Parcel 4-B2 said Parcel Map bears North 4°36'49" West, 283.99 feet, also being a point on a 473.50 foot radius curve to the left, from which a radial line bears North 67°02'16" East;

THENCE from the POINT OF BEGINNING, 333.27 feet along said curve, through a central angle of 40°19'40";

THENCE South 27°16'18" West, 71.12 feet to the beginning of a 20.00 foot radius curve to the right;

THENCE 32.13 feet along said curve through a central angle of 92°03'28" to the beginning of a 577.00 foot compound curve to the right;

THENCE 279.88 feet along the arc of said reverse curve through a central angle of 27°47'32";

THENCE North 42°58'12" West, 100.28 feet;

THENCE North 66°32'59" East, 116.97 feet to the POINT OF BEGINNING.

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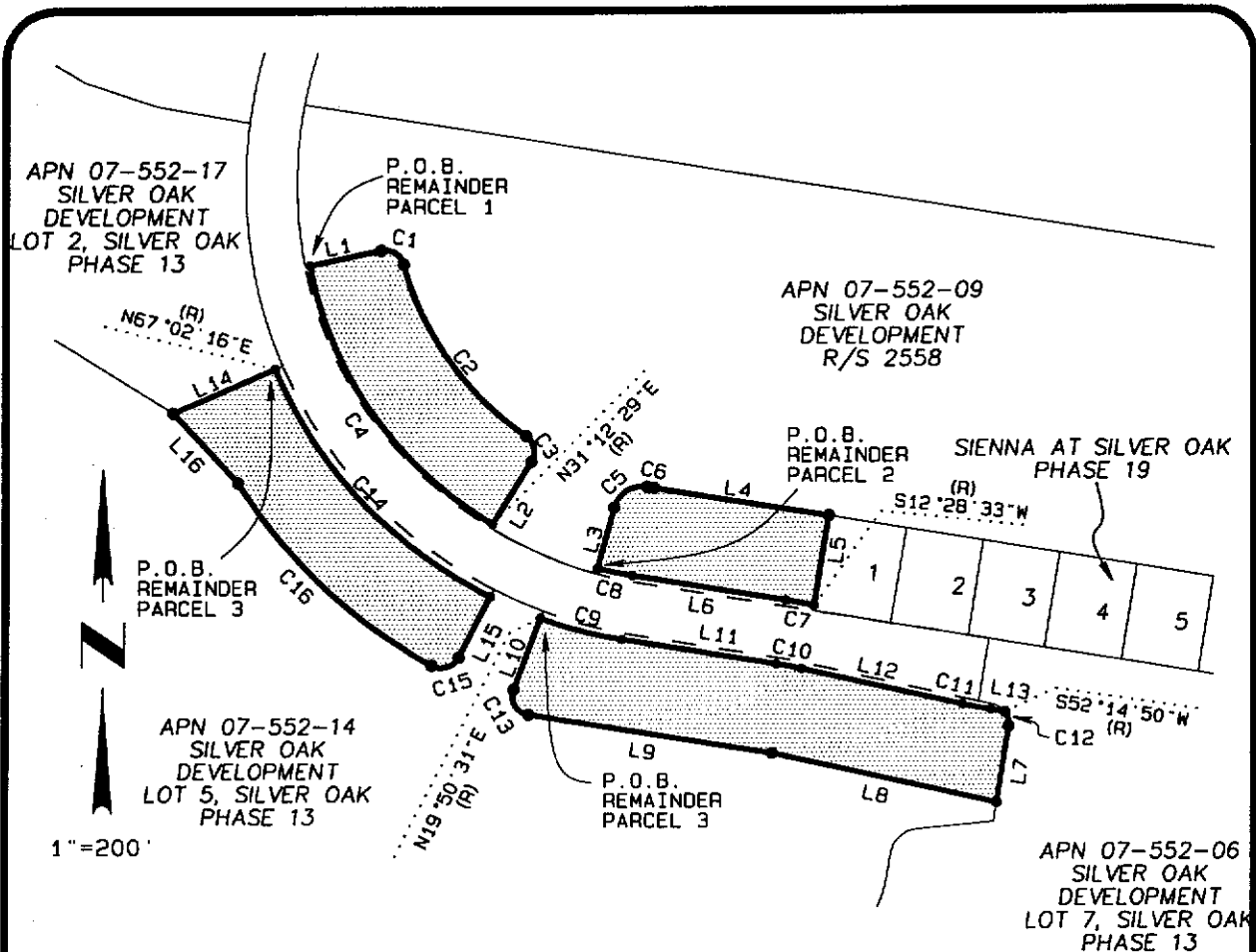
Contains 34,109 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Parcel Map or Silver Oak Development Company Limited Partnership, a Nevada Limited Partnership.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991



LINE	BEARING	DISTANCE
L1	S78°18'45"W	75.20'
L2	N31°43'48"E	76.43'
L3	S15°16'41"W	65.53'
L4	N80°53'42"W	184.40'
L5	N09°06'18"E	94.35'
L6	S80°53'42"E	163.56'
L7	N09°06'37"E	81.41'
L8	S77°17'29"E	238.87'
L9	S80°53'42"E	258.43'
L10	S20°34'11"W	79.39'
L11	N80°53'42"W	163.56'
L12	N77°17'29"W	170.65'
L13	N80°53'18"W	15.69'
L14	S66°32'59"W	116.97'
L15	N27°16'18"E	71.12'
L16	S42°58'12"E	100.28'

LINE	DELTA	RADIUS	ARC
C1	86°39'36"	20.00'	30.25'
C2	39°53'58"	323.00'	224.93'
C3	86°39'36"	20.00'	30.25'
C4	48°00'46"	406.50'	340.64'
C5	85°07'21"	30.00'	44.57'
C6	1°17'48"	323.00'	7.31'
C7	3°22'15"	493.50'	29.03'
C8	5°10'43"	406.50'	36.74'
C9	10°44'13"	473.50'	88.73'
C10	3°36'13"	426.50'	26.82'
C11	3°36'13"	473.50'	29.78'
C12	46°51'28"	20.00'	16.36'
C13	101°28'15"	20.00'	35.42'
C14	40°19'40"	473.50'	333.27'
C15	92°03'28"	20.00'	32.13'
C16	27°47'32"	577.00'	279.88'

## EASEMENT EXHIBIT "L"



Land Information Solutions

## TRI STATE SURVEYING, LTD

425 E. Long Street  
Carson City, Nevada 89706  
(775) 887-9911  
\* FAX: (775) 887-9915

JN 09050.07.CM

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

---

APN#: 007-552-14

FROM: SILVER OAK DEVELOPMENT COMPANY LTD

TO: CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "R" AND SHOWN ON  
THE PLAT ATTACHED HERETO AS EXHIBIT "S".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Garth S. Richards, President  
Silver Oak Development Company, Ltd.

STATE OF NEVADA)  
CARSON CITY ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that he executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

---

Jeffery A. Sharp, P.E., City Engineer

Date

APPROVED FOR LEGALITY AND FORM:

---

Carson City District Attorney

Date

APPROVED:

---

Robert Crowell, Mayor

Date

ATTEST:

---

Alan Glover, Clerk-Recorder

Date



*Land Information Solutions*

## **TRI STATE SURVEYING, LTD.**

425 E. Long Street  
Carson City, Nevada 89706  
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JN 09050.07.CM

### **EXHIBIT "R"** **PUBLIC ROADWAY DEDICATION OF A PORTION** **OF LOT 5 OF SILVER OAK PHASE 13 (APN 7-552-14)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the northerly line of Lot 5 as shown on the Final Map of Silver Oak Phase 13, recorded as File No. 256508 in the Official Records of Carson City, Nevada from which the most Easterly corner common to Lot 2 and Lot 3 as shown on said Final Map bears North 27°37'14" West, 548.66 feet, also being a point on a 477.00 foot radius, non-tangent curve to the left, from which a radial line bears North 27°16'18" East;  
THENCE from the POINT OF BEGINNING, 55.79 feet along said curve, through a central angle of 6°42'07";  
THENCE South 20°34'11" West, 7.89 feet to the beginning of a 473.50 foot radius curve to the right from which a radial line bears North 19°50'31" East;  
THENCE 56.76 feet along said arc, through a central angle of 6°52'05";  
THENCE North 27°16'18" East, 8.52 feet to the POINT OF BEGINNING.

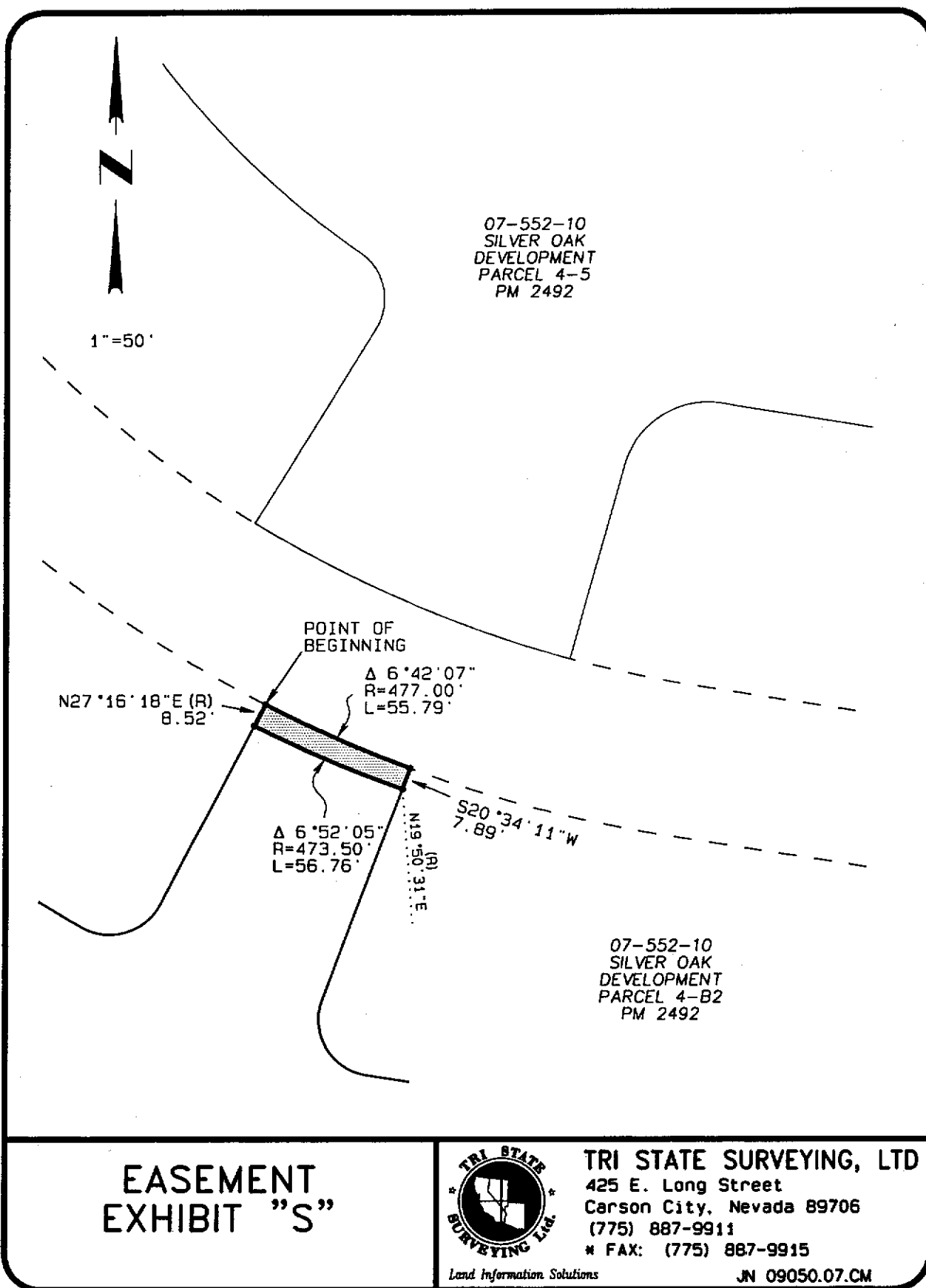
Contains 462 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 13.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS



EASEMENT  
EXHIBIT "S"



TRI STATE SURVEYING, LTD  
425 E. Long Street  
Carson City, Nevada 89706  
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\* FAX: (775) 887-9915

Land Information Solutions

JN 09050.07.CM



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JN 09050.07.CM

### **EXHIBIT "T" LOT 5 REMAINDER PARCEL SILVER OAK PHASE 13 (APN 7-552-14)**

A portion of land situate within the N 1/2 of Section 1, Township 15 North, Range 20 East and the N 1/2 of Section 6, Township 15 North, Range 19 East, and M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a the southwest corner of Lot 5 as shown on the Final Map of Silver Oak, Phase 13, A Planned Unit Development, recorded as File No. 256508 in the Official Records of Carson City, Nevada;

THENCE from the POINT OF BEGINNING, North 00°00'00" West, 1240.94 feet;

THENCE North 36°38'59" West, 407.81 feet;

THENCE North 62°00'59" West, 1449.38 feet;

THENCE North 00°09'44" East, 287.81 feet;

THENCE South 25°48'50" East, 86.50 feet;

THENCE South 71°08'30" East, 205.09 feet;

THENCE North 67°00'37" East, 131.54 feet;

THENCE South 43°33'28" East, 182.96 feet;

THENCE South 73°33'29" East, 224.47 feet;

THENCE North 70°52'58" East, 172.05 feet;

THENCE South 11°43'01" East, 187.88 feet;

THENCE North 72°27'31" East, 311.39 feet;

THENCE South 30°08'23" East, 75.14 feet;

THENCE South 10°20'35" East, 80.84 feet;

THENCE South 22°07'41" East, 80.00 feet;

THENCE South 51°16'23" West, 225.73 feet;

THENCE South 33°55'26" East, 307.56 feet;

THENCE North 56°04'34" East, 77.38 feet to the beginning of a 50.00 foot radius non-tangent curve to the left from which a radial line bears North 72°47'35" East;

THENCE 109.77 feet along said curve, through a central angle of 125°47'02";

THENCE South 57°33'56" East, 678.36 feet;

THENCE South 42°58'12" East, 100.28 feet to the beginning of a 577.00 foot radius non-tangent curve to the left from which a radial line bears North 57°07'17" East;



THENCE 279.88 feet along said curve concave, through a central angle of  $27^{\circ}47'32''$  to the beginning of a 20.00 foot radius compound curve to the left;  
THENCE 32.13 feet along said curve, through a central angle of  $92^{\circ}03'28''$ ;  
THENCE North  $27^{\circ}16'18''$  East, 71.12 feet to the beginning of a 473.50 foot radius nont-tangent curve to the left, from which a radial line bears North  $27^{\circ}16'18''$  East;  
THENCE 56.76 feet along said curve, through a central angle of  $6^{\circ}52'05''$ ;  
THENCE South  $20^{\circ}34'13''$  West, 79.40 feet to the beginning of a 20.00 foot radius curve to the left;  
THENCE 35.42 feet along said curve, through a central angle of  $101^{\circ}27'53''$ ;  
THENCE South  $80^{\circ}53'42''$  East, 258.43 feet;  
THENCE South  $77^{\circ}17'29''$  East, 238.88 feet;  
THENCE South  $09^{\circ}06'18''$  West, 20.56 feet;  
THENCE South  $84^{\circ}26'36''$  West, 80.20 feet to the beginning of a 30.00 foot radius curve to the left;  
THENCE 39.45 feet along said curve, through a central angle of  $75^{\circ}20'18''$ ;  
THENCE South  $09^{\circ}06'18''$  West, 22.07 feet to the beginning of a 149.00 foot radius curve to the right;  
THENCE 124.06 feet along said curve, through a central angle of  $47^{\circ}42'22''$ ;  
THENCE South  $56^{\circ}48'40''$  West, 182.67 feet;  
THENCE North  $64^{\circ}01'14''$  West, 142.81 feet to the beginning of a 150.00 foot radius curve to the left;  
THENCE 252.82 feet along the curve, through a central angle of  $96^{\circ}34'15''$ ;  
THENCE South  $19^{\circ}24'31''$  West, 92.68 feet to the beginning of 526.00 foot radius curve to the left;  
THENCE 193.03 feet along said arc, through a central angle of  $21^{\circ}01'34''$ ;  
THENCE South  $00^{\circ}18'52''$  East, 276.49 feet;  
THENCE South  $89^{\circ}46'34''$  West, 599.54 feet to the POINT OF BEGINNING.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 13.

Contains 35.29 ACRES, more or less.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

**DEDICATION OF LAND FOR PUBLIC RIGHT  
OF WAY PURPOSES**

---

APN#: 007-552-17

FROM: SILVER OAK DEVELOPMENT COMPANY LTD

TO: CARSON CITY NEVADA

A PORTION OF THE N 1/2, SEC. 6, T. 15N., R. 20E., M. D. M.

WE, THE UNDERSIGNED, HEREBY DEDICATE IN FEE TO CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA, for public purposes, lands owned by us or in which we have vested interest, particularly described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "C" AND SHOWN ON  
THE PLAT ATTACHED HERETO AS EXHIBIT "D".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents, issues and profits thereof unto the said GRANTEE and to its assigns, forever.

THE UNDERSIGNED, in consideration of one dollar and other good and valuable consideration, does hereby relieve Carson City of all further obligations or claims on this account of the location, grade, maintenance or construction of the proposed public improvement.

TAXES shall be prorated and abated in accordance with Section 361.484 N.R.S.

IN WITNESS WHEREOF: I have hereunto set my hand, this \_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Garth S. Richards, President  
Silver Oak Development Company, Ltd.

STATE OF NEVADA)  
CARSON CITY ) ss

On \_\_\_\_\_, personally appeared before me \_\_\_\_\_  
\_\_\_\_\_, who acknowledged that \_\_\_he\_\_\_ executed the above instrument.

\_\_\_\_\_  
Notary Public

CITY:

REVIEWED AND RECOMMENDED BY:

\_\_\_\_\_  
Jeffery A. Sharp, P.E., City Engineer

\_\_\_\_\_  
Date

APPROVED FOR LEGALITY AND FORM:

\_\_\_\_\_  
Carson City District Attorney

\_\_\_\_\_  
Date

APPROVED:

\_\_\_\_\_  
Robert Crowell, Mayor

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Alan Glover, Clerk-Recorder

\_\_\_\_\_  
Date



*Land Information Solutions*

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JN 09050.07.CM

### **EXHIBIT "C"** **PUBLIC ROADWAY DEDICATION OF A PORTION** **OF PARCEL 2 OF SILVER OAK PHASE 13 (APN 7-552-17)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at the most Easterly corner common to Lot 2 and Lot 3 as shown on the Final Map of Silver Oak, Phase 13, recorded as File No. 256508 in the Official Records of Carson City, Nevada, also being a point on a 477.00 foot radius, non-tangent curve to the left, from which a radial line bears South 82°30'44" East;

THENCE from the POINT OF BEGINNING, 257.56 feet along said curve, through a central angle of 30°56'14";

THENCE South 66°32'56" West, 8.75 feet to the beginning of a 473.50 foot radius non-tangent curve to the right, from which a radial line bears North 67°02'16" East;

THENCE 127.03 feet along said curve, through a central angle of 15°22'18";

THENCE North 0°25'20" West, 72.82 feet to the beginning of a 470.00 foot radius curve to the right;

THENCE 60.97 feet along said curve, through a central angle of 7°25'56";

THENCE South 80°05'09" East, 1.35 feet to the POINT OF BEGINNING.

Contains 1,424 square feet, more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 13.

Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991

APN 07-552-15  
SILVER OAK  
DEVELOPMENT  
LOT 3, SILVER OAK  
PHASE 13

S80°05'09"E  
1.35'

POINT OF  
BEGINNING

Δ 7°25'56"  
R=470.00'  
L=60.97'

S82°30'44"E  
(R)

Δ 30°56'14"  
R=477.00'  
L=257.56'

N00°25'20"W 72.82'

Δ 15°22'18"  
R=473.50'  
L=127.03'

APN 07-552-17  
SILVER OAK  
DEVELOPMENT  
LOT 2, SILVER OAK  
PHASE 13

07-552-10  
SILVER OAK  
DEVELOPMENT  
PARCEL 4-B2  
PM 2492

54' ACCESS  
EASEMENT

N67°02'16"E  
(R)

S66°32'56"W  
8.75'



1"=50'

EASEMENT  
EXHIBIT "D"



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\* FAX: (775) 887-9915

JN 09050.07.CM



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JN 09050.07.CM

### **EXHIBIT "E"** **LOT 2 REMAINDER PARCEL** **SILVER OAK PHASE 13 (APN 7-552-17)**

A portion of land situate within the NW 1/4 of Section 6, Township 15 North, Range 20 East, M.D.M., Carson City, Nevada being more particularly described as follows:

BEGINNING at a point on the northerly line of Lot 2 as shown on that Final Map of Silver Oak, Phase 13, recorded as File No. 256508 in the Official Records of Carson City, Nevada, from which the northeast corner of said Lot 2 bears South 80°05'09" East, 1.35 feet, also being a point on a 470.00 foot radius curve to the left, from which a radial line bears South 81°18'54" East; THENCE 60.97 feet along said curve, through a central angle of 7°25'56"; THENCE South 00°25'20" East, 72.82 feet to the beginning of a 473.50 foot radius curve to the left; THENCE 127.03 feet along said curve, through a central angle of 15°22'18"; THENCE South 66°32'59" West, 116.97 feet; THENCE North 57°33'56" West, 678.36 feet to the beginning of 50.00 foot radius curve to the right, from which a radial line bears North 52°59'27" West; THENCE 109.77 feet along said curve, through a central angle of 125°47'02"; THENCE South 56°04'34" West, 77.38 feet; THENCE North 33°55'26" West, 307.56 feet; THENCE North 51°16'23" East, 225.73 feet; THENCE North 22°07'41" West, 80.00 feet; THENCE North 10°20'35" West, 80.84 feet; THENCE North 30°08'23" West, 75.14 feet; THENCE South 72°27'31" West, 311.39 feet; THENCE North 11°43'01" West, 187.88 feet; THENCE South 70°52'58" West, 172.05 feet; THENCE North 73°33'29" West, 224.47 feet; THENCE North 43°33'28" West, 182.96 feet; THENCE South 67°00'37" West, 131.54 feet; THENCE North 71°08'30" West, 205.09 feet; THENCE North 25°48'50" West, 86.50 feet;

THENCE North 00°09'44" East, 86.91 feet;  
THENCE South 89°53'54" West, 42.21 feet;  
THENCE North 56°22'26" West, 261.15 feet;  
THENCE North 00°00'00" West, 120.73 feet;  
THENCE North 72°29'35" East, 702.53 feet;  
THENCE South 17°30'25" East, 194.65 feet;  
THENCE South 26°40'29" East, 92.81 feet;  
THENCE South 35°16'44" East, 86.41 feet;  
THENCE South 45°23'17" East, 86.02 feet;  
THENCE South 55°32'47" East, 84.70 feet;  
THENCE South 71°56'09" East, 89.63 feet;  
THENCE North 89°53'54" East, 150.45 feet;  
THENCE North 89°59'10" East, 195.35 feet;  
THENCE North 72°03'22" East, 103.35 feet;  
THENCE South 33°58'31" East, 120.00 feet to the beginning of 634.00 foot radius non-tangent curve to the left, from which a radial line bears North 33°58'31" West;  
THENCE 119.96 feet along said curve through a central angle of 10°50'28";  
THENCE North 45°11'00" East, 33.86 feet;  
THENCE South 44°49'00" East, 32.00 feet;  
THENCE South 45°11'00" West, a distance of 33.86 feet to the beginning of a 666.00 foot radius curve to the right;  
THENCE 169.20 feet along the curve through a central angle of 14°33'22";  
THENCE South 32°00'03" East, 327.70 feet;  
THENCE South 23°32'52" East, 223.94 feet;  
THENCE South 33°03'18" East, 79.66 feet;  
THENCE South 38°54'05" East, 321.76 feet;  
]THENCE South 43°32'27" East, 80.73 feet;  
THENCE South 58°30'28" East, 79.69 feet;  
THENCE South 71°24'08" East, 81.03 feet;  
THENCE South 80°05'09" East, 95.80 feet; to the POINT OF BEGINNING.

Contains 25.44 acres, more or less.

The basis of bearings for these descriptions is the above-mentioned Final Map of Silver Oak Phase 13.



Prepared by Tri State Surveying, Ltd.

---

Charles Ken Iwamura, PLS  
Nevada Certificate No. 12991