

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JULY 28, 2010**

**FILE NO: AB-10-038**

**AGENDA ITEM: H-2**

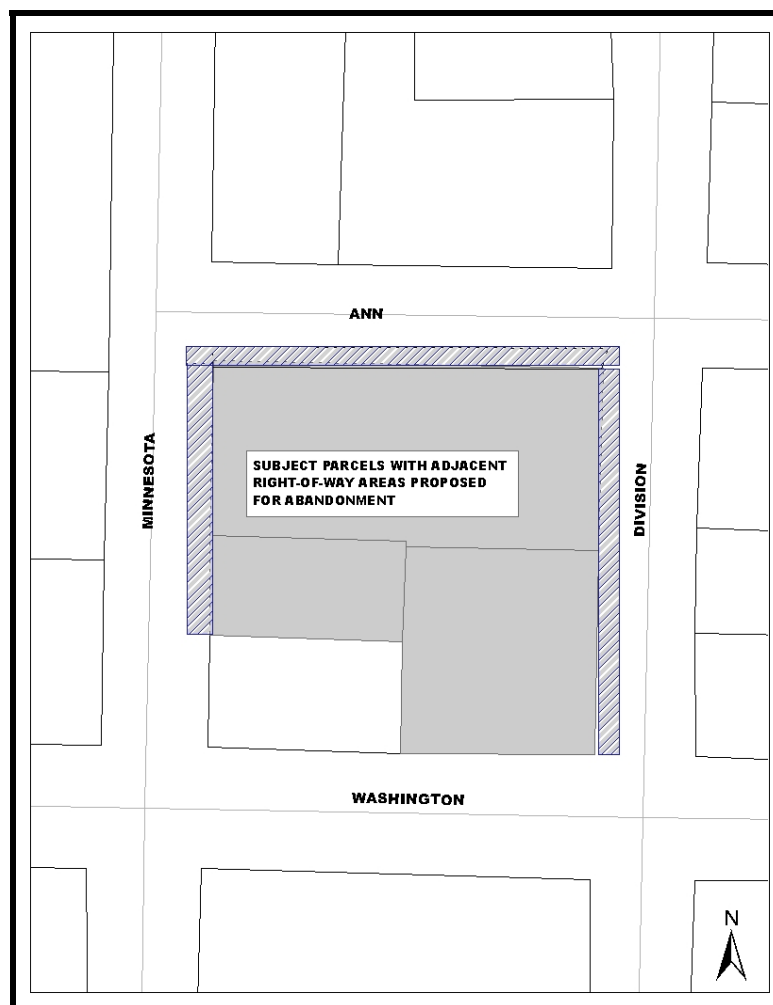
**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

**APPLICANT:** Tri State Surveying, LTD

**OWNERS:** Alexander Kirsch, Jeannie Bangham and Herman C. Bauer

**REQUEST:** Abandonment of an eight foot wide portion of N. Minnesota Street, W. Ann Street and N. Division Street, totaling a 3,814-square-foot area, more or less, adjacent to, properties located at 803 N. Minnesota Street, 444 W. Washington Street and 812 N. Division, APNs 001-191-02, 001-191-05 and 001-191-06.

**RECOMMENDED MOTION:** "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-10-038, for an eight foot wide portion of N. Minnesota Street, W. Ann Street and N. Division Street, totaling a 3,814-square-foot area, more or less, adjacent to properties located at 803 N. Minnesota Street, 444 W. Washington Street and 812 N. Division, APNs 001-191-02, 001-191-05 and 001-191-06, based on seven findings and subject to the conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of all necessary legal documentation and title search materials if required by the Planning Division in order to fully complete the abandonment process.
2. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations (this Notice of Decision will be mailed to the applicant for signature after approval by the Board of Supervisors).
3. All other departments' conditions of approval, which are attached, shall be incorporated as conditions of this report.
4. This abandonment pertains to:
  - APN: 001-191-02: The area of the proposed abandonment adjacent to this parcel is 360 square feet, more or less.
  - APN: 001-191-05: The area of the proposed abandonment adjacent to this parcel is 696 square feet, more or less.
  - APN: 001-191-06: The area of the proposed abandonment adjacent to this parcel is 2,758 square feet, more or less.
5. The abandonment is conditioned upon construction of curb, gutter and 5 foot wide sidewalk, with appropriate driveway approaches and accessible curb ramps, along all three frontages of the Bauer property as shown conceptually on the map exhibit prepared by Tri State Surveying, sealed by Gregory S. Phillips, PLS dated 6/8/10. Construction of said frontage improvements will require relocation of existing overhead utility lines such that there will be no utility poles or anchors located within the new sidewalk area. Required frontage improvements and utility relocations will be designed, permitted, and constructed by the applicant at no expense to Carson City.
6. Records indicate that there are existing public utilities within the right of way areas to be abandoned. Said utilities shall be continued and not be affected by the abandonment. Each utility company may reserve an easement along the alignment of existing utility infrastructure as well as in a public utilities easement for future utility installation or relocation.
7. Recordation of the abandonment shall not occur until such time as the City has accepted construction of the frontage improvements and utility relocations described above.
8. Conditional approval for the requested abandonment shall expire four years after Board of Supervisor approval of the original application, unless the applicant has completed the required frontage improvements and utility relocations, or unless an extension of time has been granted by the Board of Supervisors.

**LEGAL REQUIREMENTS:** Nevada Revised Statutes (NRS) 278.480 (Vacation or Abandonment of Streets, Easements or Maps; Reversion of Divided Land) and Carson City Municipal Code (CCMC) Title 17 Division of Land, Subdivision of Land, Chapter 17.15 Abandonment of Right-of-Way.

**MASTER PLAN DESIGNATION:** Mixed Use Residential

**PRESENT ZONING:** Residential Office

**KEY ISSUES:** Will the City or public be materially injured by the approval of subject abandonment?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Residential Office/Residential uses  
SOUTH: Residential Office/Office uses  
WEST: Residential Office/Office uses  
EAST: Residential Office/Office uses

**PREVIOUS REVIEWS:**

None.

**DISCUSSION:**

This request is to allow the abandonment of an eight foot wide portion of N. Minnesota Street, W. Ann Street and N. Division Street, totaling a 3,814-square-foot area, more or less, adjacent to, properties located at 803 N. Minnesota Street, 444 W. Washington Street and 812 N. Division, APNs 001-191-02, 001-191-05 and 001-191-06.

The Planning Division staff conducted a site visit on July 12, 2010 and found the subject area to be relatively flat with single family residences and professional offices adjacent to the subject right of way. These portions of right-of-way are currently unimproved with the exceptions of landscaping and would likely never be improved for streets due to the existing curb located within the right-of-way.

The utility companies, Nevada Bell Telephone Company dba AT&T, NV Energy and Southwest Gas have indicated they do have utilities in the public roadway easement proposed for abandonment and do want these reservations to be continued. Charter Communication has indicated they do not have utilities within right of way and are not requesting a Public Utility Easement as a result of the proposed abandonment. See the attached plan provided by Tri-State Surveying for a detailed map of the area to be abandoned.

Pursuant to NRS 278.480 Vacation or abandonment of a street or easement, if upon public hearing, the Board of Supervisors, if satisfied that the public will not be materially injured by the proposed vacation, shall order the street or easement vacated.

With the recommended conditions of approval and based on the finding of fact that the public will not be materially injured by the proposed vacation, it is recommended that the Planning Commission make a recommendation to the Board of Supervisors for approval of AB-10-038, subject to the recommended conditions of approval.

**PUBLIC COMMENTS:** A public notice was sent by certified mail to the adjacent property owners per NRS. At the writing of this report, there have been no comments in opposition or support of the proposed abandonment.

**CITY DEPARTMENT/OUTSIDE AGENCY COMMENTS:** The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Engineering Division:**

The Engineering Division recommends APPROVAL of the proposed abandonment, subject to the recommended conditions. See attached memo.

**Building Division:**

- The Carson City Building Division, based on the plans provided, does not have any comments or concerns at this time for the road abandonment.

**Fire Department:**

- The Fire Department has no concerns with this request.

**Health Department:**

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

**RIGHT-OF-WAY ABANDONMENT FINDINGS:** In accordance with the policy for right-of-way abandonments adopted by the Board of Supervisors on October 1, 1998, the staff recommendation is based upon the following findings, which are substantiated in the public record.

**1. Will the public be materially injured or not?**

Per the information provided by the applicant the adjacent property owners will not be damaged by this abandonment application, nor will the public be materially injured by the abandonment.

Per the information provided by Jeff Sharp, City Engineer, and the Planning Division the public will not be materially injured by the proposed abandonment of the right of way.

There will be no landlocked parcels created as a result of the proposed abandonment.

**2. Whether the street was dedicated or not?**

The subject right-of-way was dedicated by the recordation plat of the Curry Addition Map, Map #191. Since Carson City did not pay for the right-of-way, it is staff's conclusion that no charge for the right-of-way be required.

**3. What should the reasonable consideration be if the street was not dedicated?**

It has been determined by the Engineering Division that there are no indications that the City of Carson City ever paid for the easement in question. It is recommended that there be no charge required with this abandonment.

**4. If abandonment has a public benefit, how much of the public benefit should be offsetted against the determination of reasonable consideration?**

No charge for this abandonment is recommended. Therefore, this item does not apply to this abandonment.

**5. Applicability of the parking value analysis applied to this request.**

There will be no elimination of on-street parking in the area of the proposed abandonment. This item is not applicable to the proposed abandonment, since the abandonment is not located within the downtown area and as noted above will not result in elimination of on-street parking.

**6. Should utilities easements be reserved, continued or vacated?**

The utility companies, Nevada Bell Telephone Company dba AT&T, NV Energy and Southwest Gas have indicated they do have utilities in the public roadway easement proposed for abandonment and do want these reservations to be continued. Charter Communication has indicated they do not have utilities within the Public Utility Easement and are not requesting a Public Utility Easement as a result of the proposed abandonment.

**7. Imposition of any conditions of approval by the Board of Supervisors or recommended by the Planning Commission or staff.**

Staff has included within this staff report conditions of approval, which relate to the responsibilities of the applicant in the event this application is approved.

Respectfully submitted,  
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

*Jennifer Pruitt*

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments  
Application (AB-10-038)  
Building comments  
Health Comments  
Engineering comments  
Draft Order of Abandonment

APN(s): 001-191-02, 001-191-05 and 001-191-06

DRAFT

AN ORDER ABANDONING A 44.97 FOOT LONG, 8 FOOT WIDE PORTION OF N. MINNESOTA STREET, A 77.99 FOOT LONG, 8 FOOT WIDE PORTION OF N. MINNESOTA STREET AND A 167.27 FOOT LONG, 8 FOOT WIDE PORTION OF W. ANN STREET AND A 80.84 FOOT LONG, 8 FOOT WIDE PORTION OF N. DIVISION STREET, AND A 86.95 FOOT LONG, 8 FOOT WIDE PORTION OF N. DIVISION STREET, LOCATED IN BLOCK 16 OF THE CURRY ADDITION, AS MAP NUMBER 191, BEING WITHIN A PORTION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M, BEING A 3,814-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED AT 803 N. MINNESOTA STREET, 444 W. WASHINGTON STREET AND 812 N. DIVISION STREET, ASSESSORS PARCEL NUMBERS 001-191-02, 001-191-05 AND 001-191-06, IN CARSON CITY, NEVADA.

WHEREAS, on June 17, 2010, Tri-State Surveying, LTD duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the southwest  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$  of section 17, Township 15 North, Range 20 East, M.D.M. approximately 3,814 square feet, adjacent to, APN(s) 001-191-02, 0011-191-05 and 001-191-06, in Carson City, Nevada; and

WHEREAS, the application was thereafter referred to the Carson City Planning Commission and a public hearing was thereafter duly noticed and held before the Planning Commission on July 28, 2010. At the public hearing public testimony was taken and the Commission, after discussion and deliberation, recommended approval of abandonment of the subject right-of-way to the Carson City Board of Supervisors, finding that the public would not be materially injured by the vacation; and

WHEREAS, the Carson City Board of Supervisors, at their regular and duly

noticed meeting of August 19, 2010, found that the public would not be materially injured by the proposed vacation, and accordingly ordered the abandonment of the public right-of-way in question pursuant to the provisions of NRS 278.480, which among its provisions, requires a written order to be prepared

and recorded in the office of the Carson City Recorder; and

WHEREAS, the vacation and abandonment of the right-of-way is more particularly described on the attached Exhibit(s) "A", a map of the right-of-way abandonment is shown as the Display of Exhibit(s) "B", and the attached utility statements are shown as Exhibit(s) "C".

NOW, THEREFORE, the Board of Supervisors hereby orders:

1. That the above-described right-of-way is hereby abandoned according to the provisions of NRS 278.480.
2. That if a utility company has a utility or an easement over or under the property hereby vacated and abandoned by this order, said easement or easements shall be continued and shall not be affected by the abandonment.
3. That water, sewer, and storm drain facilities, which may presently exist within the areas affected by abandonment's, will be protected by easements. The abandonment may be subject to reserving easements for utility companies and/or Carson City if requested.

4. That the property owner shall obtain approval from Carson City Utilities and Street Departments prior to constructing improvements within said area. Improvements include, but are not limited to, landscaping, fencing, paving, and structures.

ORDERED this \_\_\_\_ day of \_\_\_\_\_, 2010, by the Carson City Board of Supervisors.

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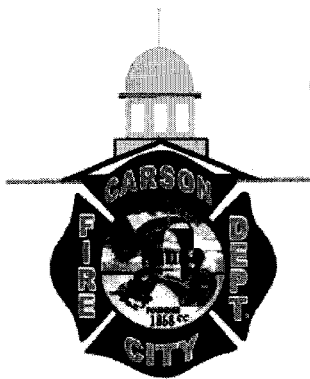
ROBERT L. CROWELL, Mayor

ATTEST:

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ALAN GLOVER, Clerk-Recorder





# CARSON CITY FIRE DEPARTMENT

*"Service with Pride. Commitment. Compassion"*

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## MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: July 7, 2010

SUBJECT: AGENDA ITEMS FOR JULY 28, 2010 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the July 28, 2010 Planning Commission Meeting and have the following comments:

- AB-10-038 Greg Phillips Tri State Surveying We have no concern with this request.
- SUP-04-095 Cinderlite & MACTEC Eng No objections to continue operations as instructed per SUP-04-095.
- SUP-10-041 Balwinder S Thind Must meet all codes and ordinances as they relate to this request.
- .

DL/llb

<b>File # (Ex: MPR #07-111)</b>	<i>AB-1038</i>
<b>Brief Description</b>	<i>ROW Abandonment</i>
<b>Project Address or APN</b>	<i>APN #01-191-06</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>July 28, 2010</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

1. No Comments

**From:** Teresa Hayes  
**To:** MPR Committee  
**Date:** 6/26/2010 8:45 AM  
**Subject:** Planning Commission Application

**Planning commission comments due Wednesday July 28, 2010**

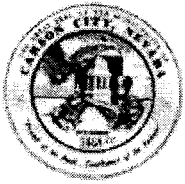
SUP 10-041: Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

AB 10-038: Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Teresa Hayes, R.E.H.S.  
Environmental Health Specialist II  
Carson City Health and Human Services  
900 E. Long St  
Carson City, NV 89706  
Phone: (775) 887-2190 ext 7227  
Fax: (775) 883-4701  
e-mail: [thayes@carson.org](mailto:thayes@carson.org)

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## MEMORANDUM

**RECEIVED**

JUL 14 2010

CARSON CITY  
PLANNING DIVISION

**DATE:** July 14, 2010  
**TO:** Jennifer Pruitt – Planning Division  
**FROM:**  Jeff Sharp – Engineering Division  
**RE:** AB 10-038 Bauer - Minnesota, Division and Ann Streets  
Engineering Text for Planning Commission Staff Report

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The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

**SUBJECT TITLE:** Request to allow the following abandonment:

An 8 foot wide by 360 square foot strip of land within N. Minnesota Street right of way adjacent to APN 01-191-02, property owner Alexander Kirsch; as well as an 8 foot wide by 2,758 square foot strip of land within N. Minnesota Street, W. Ann Street and N. Division Street right of way adjacent to APN 01-191-06, property owner Herman C. Bauer; as well as an 8 foot wide by 696 square foot strip of land within N. Division Street right of way adjacent to APN 01-191-05, property owner Jeannie Bangham.

### RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

1. The abandonment is conditioned upon construction of curb, gutter and 5 foot wide sidewalk, with appropriate driveway approaches and accessible curb ramps, along all three frontages of the Bauer property as shown conceptually on the map exhibit prepared by Tri State Surveying, sealed by Gregory S. Phillips, PLS dated 6/8/10. Construction of said frontage improvements will require relocation of existing overhead utility lines such that there will be no utility poles or anchors located within the new sidewalk area. Required frontage improvements and utility relocations will be designed, permitted, and constructed by the applicant at no expense to Carson City.
2. Records indicate that there are existing public utilities within the right of way areas to be abandoned. Said utilities shall be continued and not be affected by the abandonment. Each utility company may reserve an easement along the alignment of existing utility infrastructure as well as in a public utilities easement for future utility installation or relocation.
3. Recordation of the abandonment shall not occur until such time as the City has accepted

- construction of the frontage improvements and utility relocations described above.
4. Conditional approval for the requested abandonment shall expire 4 years after Planning Commission approval of the original application, unless the applicant has completed the required frontage improvements and utility relocations, or unless an extension of time has been granted by the Planning Commission.

**DISCUSSION:** The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. The following discussion is offered.

1. Chain of Title: These portions of N. Minnesota Street, W. Ann Street and N. Division Street are shown on the Curry Addition map of 1885. There are no records indicating that the City ever paid for the right of way.
2. Circulation/Traffic: There will still be a half street right of way width of 25 feet following the abandonment, which leaves adequate space to construct all necessary roadway and sidewalk improvements.
3. Timing of the Abandonment: The abandonment shall not be recorded until such time as the City has accepted the construction of required frontage improvements and utility relocations.

Carson City Planning Division  
2621 Northgate Lane, Suite 62 • Carson City NV 89706  
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

**ABANDONMENT OF  
PUBLIC RIGHT-OF-WAY**

FEE: \$2,450.00 + noticing fee

**SUBMITTAL PACKET**

- ☐ Application Form
- ☐ 6 Completed Application Packets  
(1 Original + 5 Copies)
- ☐ Legal Description
- ☐ Site Map
- ☐ Utility Statements (original)
- ☐ Documentation of taxes paid to date
- ☐ Chain of Title or Title Report for subject parcel  
showing how right of way was originally dedicated
- ☐ Complied with notes below.\*

Application Reviewed and Received By: \_\_\_\_\_

Submittal Deadline: See attached PC application submittal  
schedule.

**FILE # AB - 10 - 038**

Herman C. Bauer  
PROPERTY OWNER

P.O. Box 301, Vineburg, CA 95487  
MAILING ADDRESS, CITY, STATE, ZIP

(415) 254-7346 (707) 939-0553  
PHONE # FAX #

metric1@Comcast.net  
E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

Greg Phillips, Tri State Surveying  
APPLICANT/AGENT

425 East Long Street, Carson City 89706  
MAILING ADDRESS, CITY, STATE ZIP

887-9911 887-9915  
PHONE # FAX #

G Phillips @ TristateLtd.com  
E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

01-191-06, 02, 03 & 05

Street Address

N. Minnesota, N. Division & W. Ann St.

ZIP Code

Briefly describe location, width and length of the proposed abandonment:

8' Right of Way adjacent to Block 16 on North Minnesota  
North Division & West Ann.

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties: This request is being made because the  
original Curry addition (1885) created 66' Right of Way. At 66' the

If you are abandoning an access, explain how the parcel will be accessed: 2 residences on the West side have  
the ROW come to the front porch. A 25' Half Width would  
put the ROW 6.5' behind the back of existing curb.

**PROPERTY OWNER'S AFFIDAVIT**

I, Herman C. Bauer, being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

HC.B  
Signature

PO Box 301 Vineburg CA  
Address 95487

3/10/10  
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA )  
COUNTY )

On March 10, 2010, Herman C. Bauer  
personally appeared before me, a notary public, personally known (or proved) to me to be the person  
whose name is subscribed to the foregoing document and who acknowledged to me that he/she  
executed the foregoing document.

[Signature]  
Notary Public



**GREG PHILLIPS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 06-107411-5 - Expires June 27, 2010

\*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Engineering at 887-2300 to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.

**PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.**

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Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

## ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FEE: \$2,450.00 + noticing fee

### SUBMITTAL PACKET

- ☐ Application Form
- ☐ 6 Completed Application Packets  
(1 Original + 5 Copies)
- ☐ Legal Description
- ☐ Site Map
- ☐ Utility Statements (original)
- ☐ Documentation of taxes paid to date
- ☐ Chain of Title or Title Report for subject parcel  
showing how right of way was originally dedicated
- ☐ Complied with notes below.\*

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal  
schedule.

FILE # AB - 10 - 238

Alexander Kirsch  
PROPERTY OWNER  
P.O. Box 2491 Carson City 89702  
MAILING ADDRESS, CITY, STATE, ZIP  
883-5589  
PHONE # FAX #

E-MAIL ADDRESS  
Name of Person to Whom All Correspondence Should Be Sent

Greg Phillips, Tri State Surveying  
APPLICANT/AGENT  
425 East Long St. Carson City 89706  
MAILING ADDRESS, CITY, STATE ZIP  
887-9911 887-9915  
PHONE # FAX #  
GPhillips@TriStateLtd.com  
E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

01-191-02

Street Address

N. Minnesota St.

ZIP Code

Briefly describe location, width and length of the proposed abandonment:

See Sheet 1

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties:

If you are abandoning an access, explain how the parcel will be accessed:

### PROPERTY OWNER'S AFFIDAVIT

I, Alexander Kirsch, being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

[Signature]  
Signature

803 N. MINNESOTA ST.  
Address

04/06/2010  
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA )  
COUNTY )

On April 6, 2010, Alexander Kirsch  
personally appeared before me, a notary public, personally known (or proved) to me to be the person  
whose name is subscribed to the foregoing document and who acknowledged to me that he/she  
executed the foregoing document.

[Signature]  
Notary Public



**GREG PHILLIPS**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 05-107411-5 - Expires June 27, 2010

\*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Engineering at 887-2300 to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.  
PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.

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Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

## ABANDONMENT OF PUBLIC RIGHT-OF-WAY

FILE # AB - 10 - 038

FEE: \$2,450.00 + noticing fee

Seannie Baughman  
PROPERTY OWNER

### SUBMITTAL PACKET

P.O. Box 430, Star, ID 83669

MAILING ADDRESS, CITY, STATE, ZIP

208-286-9851 208-286-9828

PHONE #

FAX #

jbahr@msn.com

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

Greg Phillips, Tri State Surveying

APPLICANT/AGENT

425 East Com St. Carson City 89706

MAILING ADDRESS, CITY, STATE ZIP

887-9911 887-9915

PHONE #

FAX #

GPhillips@TriStateHd.com

E-MAIL ADDRESS

- ☐ Application Form
- ☐ 6 Completed Application Packets  
(1 Original + 5 Copies)
- ☐ Legal Description
- ☐ Site Map
- ☐ Utility Statements (original)
- ☐ Documentation of taxes paid to date
- ☐ Chain of Title or Title Report for subject parcel  
showing how right of way was originally dedicated
- ☐ Complied with notes below.\*

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Project's Assessor Parcel Number(s):

01-191-05

Street Address

N. Division St.

ZIP Code

Briefly describe location, width and length of the proposed abandonment:

See sheet 1

JUSTIFICATION: Explain why the request is being made, if the subject right-of-way was ever dedicated to Carson City, when and by whom, and why the abandonment will not damage any adjacent properties:

If you are abandoning an access, explain how the parcel will be accessed:

### PROPERTY OWNER'S AFFIDAVIT

I, Seannie Baughman, being duly deposed, do hereby affirm that I am the record owner of the subject property, and the information herewith submitted is in all respects true and correct to the best of my knowledge.

Seannie Baughman  
Signature

P.O. Box 430, Star, ID 83669  
Address

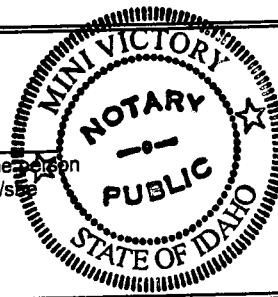
4-6-10  
Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA IDAHO )  
COUNTY ADA )

On 6th April, 2010, Seannie Baughman  
personally appeared before me, a notary public, personally known (or proved) to me to be the person  
whose name is subscribed to the foregoing document and who acknowledged to me that he/she  
executed the foregoing document.

Mini Victory 08-08-13  
Notary Public my comm exp



\*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Engineering at 887-2300 to ensure that department has no concerns with your application, and take your packet to the Utilities Department for signature. A signed utility statement, a typed legal description, and an 8 1/2 by 11 inch map prepared by a licensed surveyor describing the land to be abandoned are required to be submitted with this application. Please submit detailed and explicit plans, as they will be submitted for review by the Planning Commission and Board of Supervisors, and subsequently recorded.  
PRIOR TO AGENDIZING FOR BOARD OF SUPERVISORS, DOCUMENTATION OF TAXES PAID IN FULL FOR THE FISCAL YEAR IS REQUIRED.



**UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY**

LOCATED AT: 801 + 803 N. Minnesota St., 444 W. Washington St.

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

812 N. Division Street, A.P.N.'s 01-91-02, 03, 05 + 06  
Carson City

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed: William Goodman Archwest Gas Corp. 4/8/10  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

**THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS**

NV Energy  
Charter Communications  
Carson City Engineering (will sign during review)

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities

**UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY**

LOCATED AT: 801 & 803 N. Minnesota, 444 W. Washington St

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES) 812 N. Division Street, A.P.N.s 01-191-02, 03, 05 & 06  
Carson City


1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed:  AT&T 4/8/10  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

**THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS**

NV Energy  
Charter Communications  
Carson City Engineering (will sign during review)

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities

## UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: 801 + 803 N. Minnesota St., 444 W. Washington St.

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

812 N. Division Street, A.P.N.'s 01-91-02, 03, 05 + 06  
Carson City

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

3. OTHER: (Please type in a statement which applies to your situation): CHARTER DOES

NOT CURRENTLY HAVE UTILITIES @ THIS LOCATION, BUT WISHES TO RETAIN NEW PUE'S

Signed: JAKE NEWHAM, CONST. COORD.  
Signature Company Date 4-9-10  
CHARTER COMMUNICATIONS

Signed: \_\_\_\_\_  
Signature Company Date

Signed: \_\_\_\_\_  
Signature Company Date

### THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS

NV Energy  
Charter Communications  
Carson City Engineering (will sign during review)

Southwest Gas Corporation  
AT&T Nevada  
Carson City Utilities

**UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY**

LOCATED AT: 801 + 803 N. Minnesota St., 444 W. Washington St.

(THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES)

812 N. Division Street, A.P.N.'S 01-91-02, 03, 05 + 06  
Carson City

1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

2. We DO have a utility in the right-of-way being abandoned and desire creation of a public utility easement (PUE) along the alignment of the existing utility.

Signed: William Goodman \_\_\_\_\_ Southwest Gas Corp. 4/8/10  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signed: Patti Espin \_\_\_\_\_ Sierra Pacific/NV Energy 6/4/10  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

3. OTHER: (Please type in a statement which applies to your situation): \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

Signed: \_\_\_\_\_  
Signature \_\_\_\_\_ Company \_\_\_\_\_ Date \_\_\_\_\_

**THE FOLLOWING PUBLIC UTILITIES SHALL SIGN ONE OF THE ABOVE STATEMENTS**

NV Energy	Southwest Gas Corporation
Charter Communications	AT&T Nevada
Carson City Engineering (will sign during review)	Carson City Utilities



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

425 East Long Street  
Carson City, Nevada 89706-2509  
Telephone (775) 887-9911 ♦ FAX (775) 887-9915

### *Land Information Solutions*

**Carson City Planning Division**  
2621 Northgate Lane, Suite 62  
Carson City, NV 89706  
(775) 887-2180

June 9, 2010

**Subject: Abandonment of Public Right of Way Application**  
**Block 16, Curry Addition to Carson City, A.P.N.'s 001-191-02, 05 & 06**  
**A Portion of North Minnesota, North Division and West Ann Streets**

We are submitting this application at the request of our client, Mr. Herman Bauer. Mr. Bauer is the owner of a portion of Block 16 of the Curry Addition in the Historic District Boundary of Carson City. The original plat of said Curry Addition reserved a 66' wide Right of Way for North Division, West Ann and North Minnesota Streets. This application is requesting that an 8' strip of this Right of Way adjacent to Block 16 be abandoned and relinquished to the adjoining owners. As a result of this abandonment the half width of the road Right of Way in this area would be reduced from 33' to 25'.

Currently the 66' wide Right of Way line lands approximately 14.5' behind the existing concrete curb. It is our client's belief that this is an excessive amount of Right of Way beyond the existing street improvements. The current Right of Way line lands approximately at the front porch line of A.P.N. 001-191-02. Currently that existing residence is in non conformance with the existing 10' set back based upon the RO zoning. By abandoning the requested 8' of Right of Way our client may be able to more feasibly develop this property while maintaining consistency with the surrounding structures.

We have been in contact with both Rory Hogan and Jeff Sharp in the Engineering Department about this abandonment. Engineering has expressed their concern that there should be adequate space for the development of sidewalks that meet current ADA standards. Mr. Bauer has proposed constructing a 5' wide sidewalk along the back of the existing curb with adequate curb ramps at the returns. This would require the relocation of existing power poles behind the proposed sidewalks. We have proposed that this abandonment be approved with the condition of the sidewalks being constructed adequately to meet the Engineering requirements. We would like to request a four year time frame from a conditional approval for the sidewalk improvements to be constructed, with the possibility for an annual renewal if needed.

We appreciate your consideration of this application. Please do not hesitate to contact me if you require any additional information.

Sincerely,  
**Tri State Surveying, Ltd.**

Greg Phillips, P.L.S.  
Project Manager

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JUN 17 2010

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PLANNING DIVISION

PA - 10 - 042



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

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Telephone (775) 887-9911 ♦ FAX (775) 887-9915  
Toll Free: 1-800-411-3752

JN 10005.01.CM

### **EXHIBIT "A"**

TO SUPPORT THE ABANDONMENT  
OF AN 8.00 FOOT WIDE RIGHT OF WAY  
BEING A PORTION OF NORTH MINNESOTA STREET, WEST ANN STREET  
& NORTH DIVISION STREET

#### **AREA 1 ADJACENT TO CURRENT A.P.N. 001-191-02 ALEXANDER KIRSCH PARCEL**

A strip of land 8.00 feet in width located adjacent to Block 16 of the Curry Addition to Carson City, original map hanging on the wall of the Carson City Recorder's Office, a copy is recorded as Map Number 191 in the Official Records of Carson City, NV, being within a portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

**BEGINNING** at point that bears North  $01^{\circ}10'52''$  East, a distance of 44.97 feet from the southwest corner of said Block 16, said point lying on the westerly line of said Block 16, thence North  $89^{\circ}03'00''$  West, a distance of 8.00 feet;

**THENCE** along a line parallel with and 25.00 feet easterly of the centerline of North Minnesota Street, North  $01^{\circ}10'52''$  East, a distance of 44.97 feet;

**THENCE** South  $89^{\circ}03'00''$  East, a distance of 8.00 feet to a point on the westerly line of said Block 16;

**THENCE** along said westerly line of said Block 16, South  $01^{\circ}10'52''$  West, a distance of 44.97 feet to the **POINT OF BEGINNING** and the end of this description.

Contains 360 Square Feet, more or less.

**RESERVING THEREFROM** an Easement for Public Utility Purposes along the westerly 7.50 feet of the above described strip of land.

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PLANNING DIVISION

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PM - 10 - 042

**AREA 2**  
**ADJACENT TO CURRENT A.P.N. 001-191-06**  
**HERMAN BAUER PARCEL**

A strip of land 8.00 feet in width, excluding the return areas where the width varies, located adjacent to Block 16 of the Curry Addition to Carson City, original map hanging on the wall of the Carson City Recorder's Office, a copy is recorded as Map Number 191 in the Official Records of Carson City, NV, being within a portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

**BEGINNING** at the northwest corner of said Block 16, thence along the westerly line of said Block 16, South  $01^{\circ}10'52''$  West, a distance of 79.95 feet;

**THENCE** North  $89^{\circ}03'00''$  West, a distance of 8.00 feet;

**THENCE** along a line parallel with and 25.00 feet easterly of the centerline of North Minnesota Street, North  $01^{\circ}10'52''$  East, a distance of 77.99 feet to the beginning of a curve to the right having a radius of 10.00;

**THENCE** northerly and easterly along said curve 15.67 feet through a central angle of  $89^{\circ}46'08''$ ;

**THENCE** along a line parallel with and 25.00 feet southerly of the centerline of West Ann Street, South  $89^{\circ}03'00''$  East, a distance of 167.27 feet to the beginning of a curve to the right having a radius of 10.00;

**THENCE** easterly and southerly along said curve 15.81 feet through a central angle of  $90^{\circ}36'28''$ ;

**THENCE** along a line parallel with and 25.00 feet westerly of the centerline of North Division Street, South  $01^{\circ}33'28''$  West, a distance of 80.84 feet;

**THENCE** North  $89^{\circ}03'00''$  West, a distance of 8.00 feet to a point on the easterly line of said Block 16;

**THENCE** along said easterly line of said Block 16, North  $01^{\circ}33'28''$  East, a distance of 82.95 feet to the northeast corner of said Block 16;

**THENCE** along the northerly line of said Block 16, North  $89^{\circ}03'00''$  West, a distance of 171.28 feet to the northwest corner of said Block 16 being the **POINT OF BEGINNING** and the end of this description.

Contains 2,758 Square Feet, more or less.

**RESERVING THEREFROM** an Easement for Public Utility Purposes along the westerly, northerly and easterly, 7.50 feet of the above described strip of land.

**AREA 3  
ADJACENT TO CURRENT A.P.N. 001-191-05  
JEANNIE BANGHAM PARCEL**

A strip of land 8.00 feet in width located adjacent to Block 16 of the Curry Addition to Carson City, original map hanging on the wall of the Carson City Recorder's Office, a copy is recorded as Map Number 191 in the Official Records of Carson City, NV, being within a portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

**BEGINNING** at the southeast corner of said Block 16, said point lying on the northerly right of way line of West Washington Street, thence along the easterly line of said Block 16, North  $01^{\circ}33'28''$  East, a distance of 86.95 feet;

**THENCE** South  $89^{\circ}03'00''$  East, a distance of 8.00 feet;

**THENCE** along a line parallel with and 25.00 feet westerly of the centerline of North Division Street, South  $01^{\circ}33'28''$  West, a distance of 87.04 feet; to the projection of the said northerly right of way line of West Washington Street:

**THENCE** along the projection of said northerly right of way line, North  $88^{\circ}26'32''$  West, a distance of 8.00 feet to the **POINT OF BEGINNING** and the end of this description.

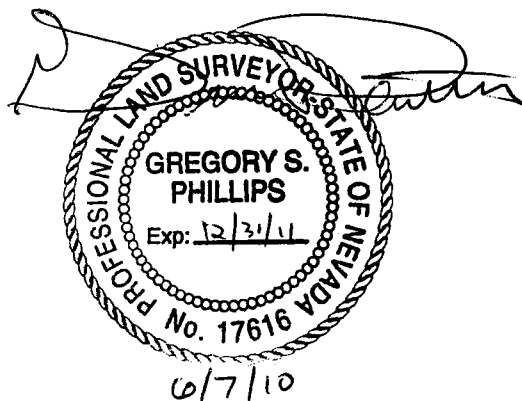
Contains 696 Square Feet, more or less.

**RESERVING THEREFROM** an Easement for Public Utility Purposes along the easterly 7.50 feet of the above described strip of land.

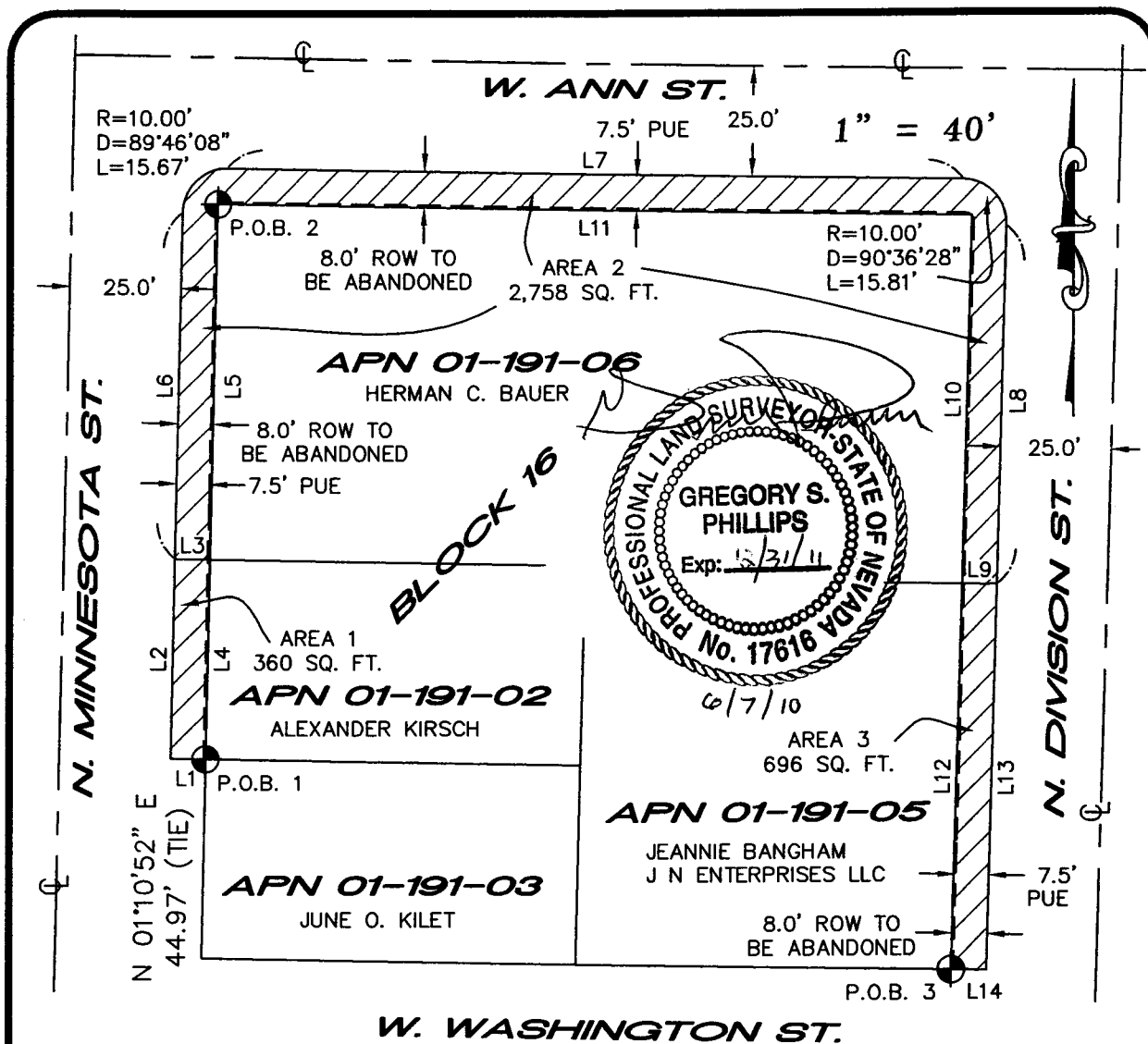
The Basis of Bearings for these descriptions is the grid bearing between CORS stations "DOT1" and "ZOLE" within the Nevada State Plane Coordinate System, Zone West, NAD 83, epoch date 2002.00, the bearing of said line being North  $02^{\circ}26'04''$  East.

Prepared by Tri State Surveying, Ltd.

Gregory S. Phillips, PLS  
Nevada Certificate No. 17616







### EXHIBIT "B"

8' RIGHT OF WAY ABANDONMENT & 7.5'  
PUBLIC UTILITY EASEMENT DEDICATION  
A POR. NW 1/4 SEC. 17, T15N, R20E  
BLOCK 16, CURRY ADDITION  
CARSON CITY, NV



Land Information Solutions

### TRI STATE SURVEYING, LTD.

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

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Carson City, Nevada 89706  
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Toll Free: 1-800-411-3752

JN 10005.01.CM

### **EXHIBIT "C" RESULTING PARCEL DESCRIPTIONS**

TO SUPPORT THE ABANDONMENT OF AN 8.00 FOOT WIDE RIGHT OF WAY  
BEING A PORTION OF NORTH MINNESOTA STREET, WEST ANN STREET, NORTH  
DIVISION STREET & BLOCK 16 OF THE CURRY ADDITION TO CARSON CITY

#### **RESULTANT PARCEL 1 CURRENT A.P.N. 001-191-02 ALEXANDER KIRSCH PARCEL**

The land referred to herein is situated in the State of Nevada, County of Carson City, described as follows:

The North 23 feet of Lot No. 7 and the South 22 feet of Lot No. 8 in Block 16, Curry Addition to the City of Carson City, State of Nevada.

Together with 5 feet of the abandoned alley adjacent to the easterly boundary of said Lots by order recorded November 23, 1981 in Book 311, at Page 429 as Document No. 8060.

The description above was copied from Grant, Bargain, Sale Deed recorded as File Number 361553 in the Official Records of Carson City.

**TOGETHER WITH** a strip of land 8.00 feet in width located adjacent to Block 16 of the Curry Addition to Carson City, original map hanging on the wall of the Carson City Recorder's Office, a copy is recorded as Map Number 191 in the Official Records of Carson City, NV, being within a portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

**BEGINNING** at point that bears North 01°10'52" East, a distance of 44.97 feet from the southwest corner of said Block 16, said point lying on the westerly line of said Block 16, thence North 89°03'00" West, a distance of 8.00 feet;

**THENCE** along a line parallel with and 25.00 feet easterly of the centerline of North Minnesota Street, North 01°10'52" East, a distance of 44.97 feet;

**THENCE** South 89°03'00" East, a distance of 8.00 feet to a point on the westerly line of said Block 16;

**THENCE** along said westerly line of said Block 16, South 01°10'52" West, a distance of 44.97 feet to the **POINT OF BEGINNING** and the end of this description.

The metes and bounds portion of this description contains 360 Square Feet, more or less.

**RESERVING THEREFROM** an Easement for Public Utility Purposes along the westerly 7.50 feet of the above described strip of land.

**RESULTANT PARCEL 2  
CURRENT A.P.N. 001-191-06  
HERMAN BAUER PARCEL**

All that certain real property situate in Carson City, State of Nevada, described as follows:

The North 80 feet of Block 16 of CURRY'S DIVISION OF SAID CARSON CITY, NEVADA, bounded as follows:

COMMENCING at the Northeast corner of said Block 16, running thence West along the South line of Ann Street to the Northwest corner of said block; thence south along the East line of Minnesota Street 80 feet; thence at right angles East to the West line of Division Street; thence North along the West line of Division Street 80 feet to the point of commencement.

TOGETHER WITH South 5 feet of the North ½ of Lot 3, Block 16, Curry's Division.

EXCEPTING THEREFROM all that portion of land conveyed to Charles Joerg by Deed recorded September 14, 1982, as Document No. 13595, Official Records.

The description above was copied from Grant, Bargain and Sale Deed recorded as File Number 396065 in the Official Records of Carson City.

**TOGETHER WITH** all that portion of the abandoned alley adjacent to the boundary of said property by order of the Carson City Board of Supervisors, recorded November 23, 1981 in Book 311, at Page 429 Official Records of Carson City, Nevada.

**TOGETHER WITH** a strip of land 8.00 feet in width, excluding the return areas where the width varies, located adjacent to Block 16 of the Curry Addition to Carson City, original map hanging on the wall of the Carson City Recorder's Office, a copy is recorded as Map Number 191 in the Official Records of Carson City, NV, being within a portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

**BEGINNING** at the northwest corner of said Block 16, thence along the westerly line of said Block 16, South  $01^{\circ}10'52''$  West, a distance of 79.95 feet;

**THENCE** North  $89^{\circ}03'00''$  West, a distance of 8.00 feet;

**THENCE** along a line parallel with and 25.00 feet easterly of the centerline of North Minnesota Street, North  $01^{\circ}10'52''$  East, a distance of 77.99 feet to the beginning of a curve to the right having a radius of 10.00;

**THENCE** northerly and easterly along said curve 15.67 feet through a central angle of  $89^{\circ}46'08''$ ;

**THENCE** along a line parallel with and 25.00 feet southerly of the centerline of West Ann Street, South  $89^{\circ}03'00''$  East, a distance of 167.27 feet to the beginning of a curve to the right having a radius of 10.00;

**THENCE** easterly and southerly along said curve 15.81 feet through a central angle of  $90^{\circ}36'28''$ ;

**THENCE** along a line parallel with and 25.00 feet westerly of the centerline of North Division Street, South  $01^{\circ}33'28''$  West, a distance of 80.84 feet;

**THENCE** North  $89^{\circ}03'00''$  West, a distance of 8.00 feet to a point on the easterly line of said Block 16;

**THENCE** along said easterly line of said Block 16, North  $01^{\circ}33'28''$  East, a distance of 82.95 feet to the northeast corner of said Block 16;

**THENCE** along the northerly line of said Block 16, North  $89^{\circ}03'00''$  West, a distance of 171.28 feet to the northwest corner of said Block 16 being the **POINT OF BEGINNING** and the end of this description.

The metes and bounds portion of this description contains 2,758 Square Feet, more or less.

**RESERVING THEREFROM** an Easement for Public Utility Purposes along the westerly, northerly and easterly, 7.50 feet of the above described strip of land.

**RESULTANT PARCEL 3  
CURRENT A.P.N. 001-191-05  
JEANNIE BANGHAM PARCEL**

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

**PARCEL 1:**

Lots 1 and 2 and the South ½ of Lot 3, Block 16, Curry Addition, Carson City, Nevada

**PARCEL 2:**

The East ½ of that alley abandoned by order of the Carson Board of Supervisors, recorded November 23, 1981 in Book 311, Page 429, Official Records, Carson City, Nevada.

**PARCEL 3:**

The South 2 feet of the South 5 feet of the North ½ of Lot 3, Block 16, Curry Addition, Carson City, Nevada.

The description above was copied from Grant, Bargain, Sale Deed recorded as File Number 269299 in the Official Records of Carson City.

**TOGETHER WITH** a strip of land 8.00 feet in width located adjacent to Block 16 of the Curry Addition to Carson City, original map hanging on the wall of the Carson City Recorder's Office, a copy is recorded as Map Number 191 in the Official Records of Carson City, NV, being within a portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being more particularly described as follows:

**BEGINNING** at the southeast corner of said Block 16, said point lying on the northerly right of way line of West Washington Street, thence along the easterly line of said Block 16, North 01°33'28" East, a distance of 86.95 feet;

**THENCE** South 89°03'00" East, a distance of 8.00 feet;

**THENCE** along a line parallel with and 25.00 feet westerly of the centerline of North Division Street, South 01°33'28" West, a distance of 87.04 feet; to the projection of the said northerly right of way line of West Washington Street:

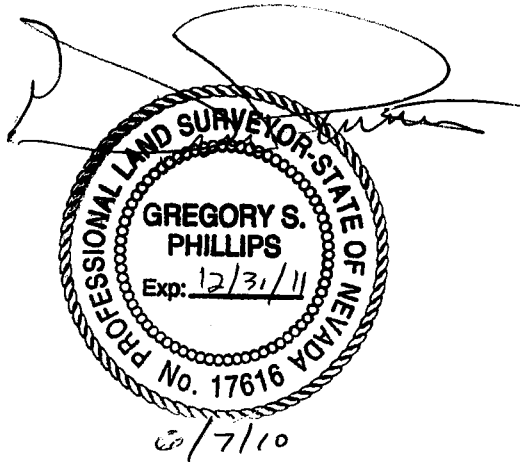
**THENCE** along the projection of said northerly right of way line, North 88°26'32" West, a distance of 8.00 feet to the **POINT OF BEGINNING** and the end of this description.

The metes and bounds portion of this description contains 696 Square Feet, more or less.

**RESERVING THEREFROM** an Easement for Public Utility Purposes along the easterly 7.50 feet of the above described strip of land.

The Basis of Bearings for these descriptions is the grid bearing between CORS stations "DOT1" and "ZOLE" within the Nevada State Plane Coordinate System, Zone West, NAD 83, epoch date 2002.00, the bearing of said line being North 02°26'04" East.

Prepared by Tri State Surveying, Ltd.



Gregory S. Phillips, PLS  
Nevada Certificate No. 17616

Project: 812 North Division Ldd  
Parcel Map Check

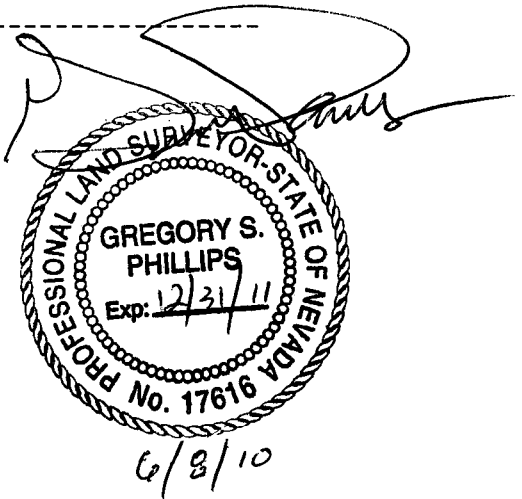
Mon June 07 10:02:58 2010

Parcel name: ROW 2

North: 14737167.6180 East : 2288640.7388  
Line Course: N 89-03-00 W Length: 8.00  
North: 14737167.7506 East : 2288632.7399  
Line Course: N 01-10-52 E Length: 44.97  
North: 14737212.7111 East : 2288633.6669  
Line Course: S 89-03-00 E Length: 8.00  
North: 14737212.5784 East : 2288641.6658  
Line Course: S 01-10-52 W Length: 44.97  
North: 14737167.6180 East : 2288640.7388

Perimeter: 105.95 Area: 360 sq. ft. 0.01 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0000 Course: S 90-00-00 E  
Error North: 0.00000 East : 0.00000  
Precision 1: 105,940,000.00



Parcel name: ROW 3

North: 14737212.5830 East : 2288641.6659  
Line Course: N 89-03-00 W Length: 8.00  
North: 14737212.7157 East : 2288633.6670  
Line Course: N 01-10-52 E Length: 77.99  
North: 14737290.6891 East : 2288635.2746  
Curve Length: 15.67 Radius: 10.00  
Delta: 89-46-08 Tangent: 9.96  
Chord: 14.11 Course: N 46-03-56 E  
Course In: S 88-49-08 E Course Out: N 00-57-00 E  
RP North: 14737290.4830 East : 2288645.2725  
End North: 14737300.4816 East : 2288645.4383  
Line Course: S 89-03-00 E Length: 167.27  
North: 14737297.7083 East : 2288812.6853  
Curve Length: 15.81 Radius: 10.00  
Delta: 90-36-28 Tangent: 10.11  
Chord: 14.22 Course: S 43-44-46 E  
Course In: S 00-57-00 W Course Out: S 88-26-32 E  
RP North: 14737287.7096 East : 2288812.5195  
End North: 14737287.4378 East : 2288822.5158  
Line Course: S 01-33-28 W Length: 80.84  
North: 14737206.6277 East : 2288820.3182  
Line Course: N 89-03-00 W Length: 8.00  
North: 14737206.7603 East : 2288812.3193  
Line Course: N 01-33-28 E Length: 82.95  
North: 14737289.6797 East : 2288814.5742  
Line Course: N 89-03-00 W Length: 171.28  
North: 14737292.5195 East : 2288643.3178  
Line Course: S 01-10-52 W Length: 79.95  
North: 14737212.5864 East : 2288641.6698



output.prn  
Perimeter: 707.76 Area: 2,758 sq. ft. 0.06 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0052 Course: N 48-39-36 E  
Error North: 0.00342 East : 0.00389  
Precision 1: 136,107.69

-----  
Parcel name: ROW 4

North: 14737119.8316 East : 2288809.9562  
Line Course: N 01-33-28 E Length: 86.95  
North: 14737206.7494 East : 2288812.3200  
Line Course: S 89-03-00 E Length: 8.00  
North: 14737206.6168 East : 2288820.3189  
Line Course: S 01-33-28 W Length: 87.04  
North: 14737119.6090 East : 2288817.9527  
Line Course: N 88-26-32 W Length: 8.00  
North: 14737119.8264 East : 2288809.9557

Perimeter: 189.99 Area: 696 sq. ft. 0.02 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)  
Error Closure: 0.0052 Course: S 06-33-45 W  
Error North: -0.00513 East : -0.00059  
Precision 1: 36,536.54



10005.01.C

001-191-06

Prelim

## PRELIMINARY REPORT

Assessor's Parcel No.: 001-191-06

Order No.: 029325-ARW

Property Address: 812 North Division Street  
Carson City NVEscrow Officer: Anu Wright  
Office Location: Western Title Company  
Carson Main Office  
2310 S. Carson St #5B  
Carson City NV

Buyers/Borrowers: Herman K. Bauer

Reference No.:

In response to the above referenced application for a Policy of Title Insurance, Westcor Land Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein, hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms. The printed Exceptions and Exclusions from the coverage of said Policy or Policies are set forth on the attached cover. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth on the attached cover. Copies of the Policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of 10/15/2009 at 7:30 am

Western Title Company, an authorized agent

By:



Randall P. Brunet

The form of Policy of Title Insurance contemplated by this report is:

ALTA 2006 Standard Owner's

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee Simple

Title to said estate or interest at the date hereof is vested in: Robert Gillie

PM - 10 - 042

RECEIVED

JUN 17 2010

CARSON CITY  
PLANNING DIVISION

332-7100

Please read the exceptions shown or referred to below and the Exceptions and Exclusions set forth on the attached cover of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered. It is important to note that this Preliminary Report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Order No. 029325-ARW

### EXCEPTIONS

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. Any lien which may be levied by the Carson City Utilities Department by reason of said land lying within its boundaries.
2. Rights of way for any existing roads, trails, canals, streams, ditches, drain ditches, pipe, pole or transmission lines traversing said premises.
3. Water rights, claims or title to water, whether or not recorded.
4. Easements, dedications, reservations, provisions, recitals, building set back lines, and any other matters as provided for or delineated on the subdivision map referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. If one is not included herewith, one will be furnished upon request.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. Rights of the public, county and/or city in that portion lying within the street as it now exists:  
Street Name: Ann Street; North Division Street; and North Minnesota Street
7. A Court Order will be required.

NOTE: Taxes for the fiscal year 2009-2010, in the amount of \$568.38 have been paid in full. (APN 001-191-06)

Note: The following matters require special consideration and/or resolution prior to the close of escrow:

Please comply with Item 8 herein.

#### THE FOLLOWING NOTES ARE FOR INFORMATION PURPOSES ONLY:

ALTA SUPPLEMENT: This report is preparatory to the issuance of an ALTA Policy of Title Insurance. We have no knowledge of any fact which would preclude the issuance of said ALTA Policy with Endorsements 100 and 116 or 116.2 attached, provided there is a valid Notice of Completion of record, the 116 Endorsement will read as follows: There is located on said land a single family residence, known as 812 North Division Street, Carson City, NV.

NOTE: A search of the Official Records for the county referenced in the above order number, for the 24 months immediately preceding the date above discloses the following instruments purporting to convey the title to said land: (NONE)

NOTE:

If any current work of improvements have been made on the herein described real property (within the last 90 days) and this Report is issued in contemplation of a Policy of Title Insurance which affords mechanic lien priority coverage (i.e. ALTA POLICY); the following information must be supplied for review and approval prior to the closing and issuance of said Policy: (a) Copy of Indemnity Agreement; (b) Financial Statements; (c) Construction Loan Agreement; (d) If any current work of improvements have been made on the herein described real property Building Construction Contract between borrower and contractor; (e) Cost breakdown of construction; (f) Appraisal; (g) Copy of Voucher or Disbursement Control Statement (if project is complete).

NOTE: This report makes no representations as to water, water rights, minerals or mineral rights and no reliance can be made upon this report or a resulting title policy for such rights or ownership.

NOTE: Notwithstanding anything to the contrary in this Report, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06) or ALTA Loan Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Report. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

NOTE: The map, if any, attached hereto is subject to the following disclaimer:

WESTERN TITLE COMPANY does not represent this plat as a survey of the land indicated hereon, although believed to be correct, no liability is assumed as to the accuracy thereof.

Legal Description

All that certain real property situate in Carson City, State of Nevada, described as follows:

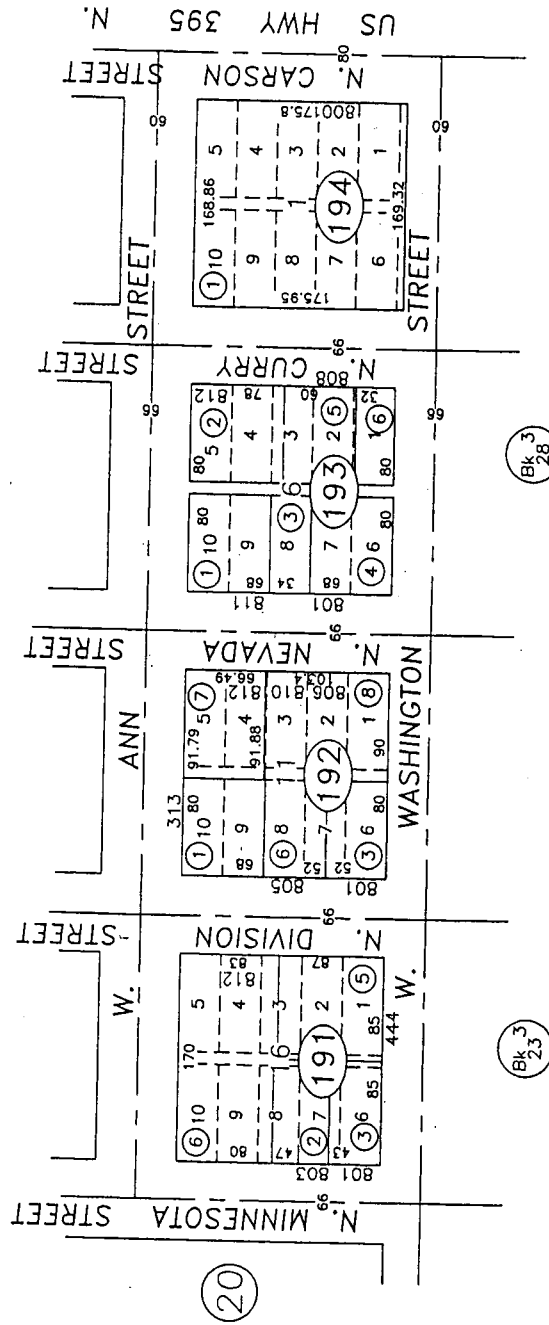
The North 80 feet of Block 16 of CURRY'S DIVISION OF SAID CARSON CITY, NEVADA, bounded as follows:

COMMENCING at the Northeast corner of said Block 16, running thence West along the South line of Ann Street to the Northwest corner of said block; thence South along the East line of Minnesofa Street 80 feet; thence at right angles East to the West line of Division Street; thence North along the West line of Division Street 80 feet to the point of commencement.

TOGETHER WITH South 5 feet of the North 1/2 of Lot 3, Block 16, Curry's Division.

EXCEPTING THEREFROM all that portion of land conveyed to Charles Joerg by Deed recorded September 14, 1982, as Document No. 13595, Official Records.

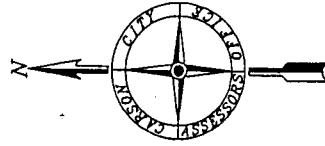
Assessor's Parcel Number(s):  
001-191-06



ORIGINAL BLOCKS 170 FEET SQUARE PER SUBDIVISION MAP #191 OF CURRY ADDITION

CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF  
THE DATA DELINEATED HEREIN.

NOTE  
SOME PARCELS DELINEATED HEREON MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.



Scale: 1"=100'  
Revised 03.07.2000

CURRY ADDITION

STATE OF NEVADA  
DECLARATION OF VALUE

001-191-02

1. Assessor Parcel Number(s):

- a) 001-191-02  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) \_\_\_\_\_ Vacant Land      b) XX Single Family Res.  
c) \_\_\_\_\_ Condo/Townhouse      d) \_\_\_\_\_ 2-4 Plex  
e) \_\_\_\_\_ Apartment Bldg.      f) \_\_\_\_\_ Comm'l/Ind'l  
g) \_\_\_\_\_ Agricultural      h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No: 361553

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: NOV 29 2008

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 240,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ \_\_\_\_\_

Transfer Tax Value

\$ 240,000.00

Real Property Transfer Tax Due:

\$ 936.00

888.00  
48.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed

Signature: \_\_\_\_\_ Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: Grantee

SELLER (GRANTOR) INFORMATION  
(required)

Print Name: JAMES C. JOHNSON  
Address: 1739 CHADWICK SHORES  
City/State/Zip: SNEADS FERRY, NC 28460

BUYER (GRANTEE) INFORMATION  
(required)

Print Name: ALEXANDER KIRSCH  
Address: PO BOX 2491  
City/State/Zip: CARSON CITY, NV 89702

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Carson City Escrow No.: 06022351  
Address: 111 West Proctor Street  
City/State/Zip: Carson City, Nevada 89703

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

A.P.N. # 001-191-02

R.P.T.T. \$ 936.00

ESCROW NO. 06022351

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

ALEXANDER KIRSCH

P.O. BOX 2491

CARSON CITY, NV. 89702

WHEN RECORDED MAIL TO:

ALEXANDER KIRSCH

P.O. BOX 2491

CARSON CITY, NV. 89702

RECORDED AT THE  
REQUEST OF

STEWART TITLE OF CARSON CITY

2006 NOV 29 PM 3:43

FILE NO. 1-361553

ALAN GLOVER

CARSON CITY RECORDER

FEE \$ 15.00

(Space Above for Recorder's Use Only)

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES C. JOHNSON and PAIVI E. JOHNSON, HUSBAND AND WIFE**, AS JOINT TENANTS

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **ALEXANDER KIRSCH**, a single man

and to the heirs and assigns of such Grantee forever, all that real property situated in the City of **CARSON CITY** County of **CARSON CITY** State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **November 01, 2006**

  
JAMES C. JOHNSON

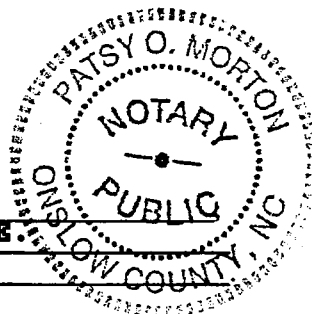
  
PAIVI E. JOHNSON

STATE OF NEVADA }  
COUNTY OF CARSON CITY } ss.

This instrument was acknowledged before me on /11222006/  
by **JAMES C. JOHNSON and PAIVI E. JOHNSON**

Signature

  
Notary Public (One inch margin on all sides of document for Recorder's Use Only)



361553

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 06022351TM

The land referred to herein is situated in the State of Nevada,  
County of CARSON CITY, described as follows:

THE NORTH 23 FEET OF LOT NO. 7 AND THE SOUTH 22 FEET OF LOT NO.  
8 IN BLOCK 16, CURRY ADDITION TO THE CITY OF CARSON CITY, STATE  
OF NEVADA.

TOGETHER WITH 5 FEET OF THE ABANDONED ALLEY ADJACENT TO THE  
EASTERLY BOUNDARY OF SAID LOTS BY ORDER RECORDED NOVEMBER 23,  
1981 IN BOOK 311, AT PAGE 429, AS DOCUMENT NO. 8060.

ASSESSOR'S PARCEL NO. 1-191-02

**361553**



001-191-06

FOR RECORDERS OPTIONAL USE ONLY  
 Document #: 396065  
 Date of Recording: 12/10/2009

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 001-191-06

2. Type of Property:

- a) ☐ Vacant Land  
 c) ☐ Condo/Twnhse  
 e) ☐ Apt. Bldg.  
 g) ☐ Agricultural  
 i) ☐ Other \_\_\_\_\_  
 b) ☒ Single Fam. Res.  
 d) ☐ 2-4 Plex  
 f) ☐ Comm'l/Ind'l  
 h) ☐ Mobile Home

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$120,000.00  
 Transfer Tax Value: \$120,000.00  
 Real Property Transfer Tax Due: \$468.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exception, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Susan Langford Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Susan Langford, Administrator The Estate of  
Robert Lee Gillie

Address: 988 Sunburst Dr.  
 City: Carson City  
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Herman C. Bauer

Address: P.O. Box 301  
 City: Vineburg  
 State: CA Zip: 95487

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 029325-ARW

Address: Carson Main Office  
2310 S. Carson St #5B

City/State/Zip: Carson City, NV 89701

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

APN#: 001-191-06  
RPTT: \$468.00

Recording Requested By:  
Western Title Company

Escrow No.: 029325-ARW

When Recorded Mail To:

Herman P. Bauer  
P.O. Box 301

Vineburg, CA

95484

RECORDED AT THE REQUEST OF  
WESTERN TITLE INC RIDGE

12/10/2009 12:45PM

FILE NO. 396065

ALAN GLOVER

CARSON CITY RECORDER

FEE \$17.00 DEP RHouston

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted  
for recording does not contain the social security number [REDACTED] person or persons.  
(Per NRS 239B.030)

Signature

Susan Langford  
Susan Langford Administrator

### Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

396065

## **GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Susan Langford Administrator for The Estate of Robert Lee Gillie

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Herman C. Bauer, an Unmarried Man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Carson City State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/03/2009

Grant, Bargain and Sale Deed – Page 2

The Estate of Robert Lee Gillie

Susan Langford  
By Susan Langford, Administrator

STATE OF NEVADA

COUNTY OF Carson City

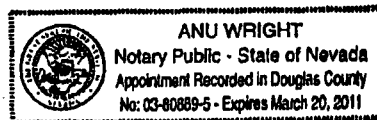
} ss

This instrument was acknowledged before me on

December 9, 2009

by Susan Langford

Anu Wright  
Notary Public



396065

**EXHIBIT "A"**

**All that certain real property situate in Carson City, State of Nevada, described as follows:**

**The North 80 feet of Block 16 of CURRY'S DIVISION OF SAID CARSON CITY, NEVADA, bounded as follows:**

**COMMENCING at the Northeast corner of said Block 16, running thence West along the South line of Ann Street to the Northwest corner of said block; thence South along the East line of Minnesota Street 80 feet; thence at right angles East to the West line of Division Street; thence North along the West line of Division Street 80 feet to the point of commencement.**

**TOGETHER WITH South 5 feet of the North 1/2 of Lot 3, Block 16, Curry's Division.**

**EXCEPTING THEREFROM all that portion of land conveyed to Charles Joerg by Deed recorded September 14, 1982, as Document No. 13595, Official Records.**

**Assessor's Parcel Number(s):  
001-191-06**

001-191-05

A.P.N. 1-191-05

Escrow No.: CC-1811226-RT

1011226

The undersigned grantor(s) declare(s):

Documentary transfer tax is -0-, realty not sold.

## QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That ROBERT EDWARD NAIL, HUSBAND OF THE GRANTEE  
HEREIN in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged hereby quitclaim to JEANNIE  
BANGHAM, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY all that real property  
in the County of Carson City, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

IT IS THE INTENT OF THE GRANTOR HEREIN TO DIVEST HIMSELF OF ANY AND ALL INTEREST IN AND TO THE  
ABOVE DESCRIBED PROPERTY, COMMUNITY OR OTHERWISE. AND TO VEST TITLE TO THE GRANTEE HEREIN AS  
HER SOLE AND SEPARATE PROPERTY.

Dated: 11-8-01

Robert Edward Nail  
ROBERT EDWARD NAIL

STATE OF NEVADA CALIFORNIA

COUNTY OF SANTA CLARA

On November 8, 2001 personally appeared before me, a Notary Public, Robert Edward  
Nail

who acknowledged that he executed the above instrument.

Signature

(Notary Public)



WHEN RECORDED MAIL TO:

Jeannie Bahgham  
3498 Calaveras Road  
Milpitas, CA 95035

FILED FOR RECORD  
AT THE REQUEST OF  
NORTHERN NEVADA TITLE COMPANY  
01 NOV 13 11:29

269300

FILE NO.  
ALAN GLOVER  
CARSON CITY RECORDER  
FEES 14- DEP. PA

. 269300

A.P.N. 1-191-05  
Escrow No.: CC-1011226-RT  
1011226

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$1,137.50, computed on full value of property conveyed.

**GRANT, BARGAIN, SALE DEED**

That **C&S Enterprises, a Nevada General Partnership** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Jeannie Bangham**, ~~an unmarried woman~~ <sup>a married woman as her sole and separate property</sup> all that real property in the County of **Carson City**, State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

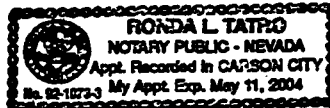
Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: 11-6-01

C&S Enterprises, A Nevada General Partnership

By: Charles W. Joerg, General Partner by his attorney in fact  
Charles W. Joerg, General Partner by Alfred C. Joerg his attorney in fact  
by Sandra S. Joerg  
Sandra S. Joerg, General Partner

STATE OF NEVADA )  
COUNTY OF Carson City



On 11-6-01 personally appeared before me, a Notary Public,

Sandra S. Joerg

who acknowledged that she executed the above instrument.

Signature [Signature]  
(Notary Public)

WHEN RECORDED MAIL TO:  
Jeannie Bangham  
3488 Calaveras Road  
Milpitas, CA 95035

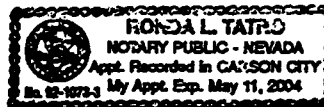
(Attorney in Fact)

STATE OF NEVADA  
COUNTY OF CARSON CITY

On this 6<sup>th</sup> day of Nov, 20 01, personally appeared before me, a notary public, in and for said county, ALAN C. JOERG, known (or proved) to me to be the person whose name is subscribed to the within instrument as to the attorney in fact of CHARLES W. JOERG and acknowledged to me that he/she subscribed the name of CHARLES W. JOERG thereto as principal, and his/her own name as attorney in fact, freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Signature





CC-1011226-RT  
1011226

**EXHIBIT "A" ATTACHED TO GRANT, BARGAIN SALE DEED**

**EXHIBIT "A"**

All that certain real property situate in the County of Carson City, State of Nevada, described as follows:

**PARCEL 1:**

Lots 1 and 2 and the South ½ of Lot 3, Block 16, Curry Addition, Carson City, Nevada.

**PARCEL 2:**

The East ½ of that alley abandoned by order of the Carson Board of Supervisors, recorded November 23, 1981 in Book 311, Page 429, Official Records, Carson City, Nevada.

**PARCEL 3:**

The South 2 feet of the South 5 feet of the North ½ of Lot 3, Block 16, Curry Addition, Carson City, Nevada.

FILED FOR RECORD  
AT THE REQUEST OF  
NORTHERN NEVADA TITLE COMPANY  
01 NOV 13 AM 12:28  
269299  
FILE NO. \_\_\_\_\_  
ALAN GLOVER  
CARSON CITY RECORDER  
FEES 16 - DEP. PA

269299

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 1-191-05  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.  
c) ☐ Condo / Twnhse d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l  
g) ☐ Agricultural h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

3. Total Value/Sale Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value

Real Property Transfer Tax Due:

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 269299

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: NOV 13 2001

Notes: SIGNED IN COUNTERPART

\$875,000.00

\$ \_\_\_\_\_

\$875,000.00

\$1,137.50

3. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: \_\_\_\_\_%

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jeannie Bangham Capacity: Grantee  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Print Name: JEANNIE BANGHAM  
Address: 3488 CALAVERAS RD.  
City: MILPITAS,  
State: CA Zip: 95035

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company

Address: 512 N. Division Street

City: Carson City State: NV Zip: 89703-4103

Esc. # CC-1011226-RT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s)

- a) 1-191-05  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Single Fam. Res.  
c) ☐ Condo / Twnhse d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l  
g) ☐ Agricultural h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

3. Total Value/Sale Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value

Real Property Transfer Tax Due:

3. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: \_\_\_\_\_%

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due, plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Sandra Joerg Capacity grantee  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

Print Name: Sandra Joerg  
Address: 1021 Trinity Way  
City: Yerington  
State: NV Zip: 89447

BUYER (GRANTEE) INFORMATION

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: SIGNED IN COUNTERPART Zip: \_\_\_\_\_

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company

Address: 512 N. Division Street

City: Carson City State: NV Zip: 89703-4103

Esc. # CC-1011226-RT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 269299

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: NOV 13 2001

Notes: SIGNED IN COUNTERPART

# State of Nevada Declaration of Value

## 1 Assessor Parcel Number(s)

a) 1-191-05

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

## 2. Type of Property:

- a) ☐ Vacant Land      b) ☐ Single Fam. Res.  
 c) ☐ Condo / Twnhse      d) ☐ 2-4 Plex  
 e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
 g) ☐ Agricultural      h) ☐ Mobile Home  
 i) ☐ Other \_\_\_\_\_

## 3. Total Value/Sale Price of Property:

\$00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value

\$00

Real Property Transfer Tax Due:

\$00

## 3. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: #3b. Explain Reason for Exemption: Conveyance from husband to wife to eliminate community interest

## 5. Partial Interest Percentage Being Transferred: \_\_\_\_\_ %

The undersigned, declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.  
 Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Robert Edward Nail Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

Print Name: Robert Edward Nail  
 Address: 3488 Calaveras Rd.  
 City: Milpitas  
 State: CA Zip: 95035

## BUYER (GRANTEE) INFORMATION

Print Name: Jeannie Bangham  
 Address: 3488 Calaveras Rd  
 City: Milpitas  
 State: CA Zip: 95035

## COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title CompanyEsc. # CC-1011226-RTAddress: 512 N. Division StreetCity: Carson City State: NV Zip: 89703-4103

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 269300

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: NOV 13 2001

Notes: \_\_\_\_\_

RECEIVED

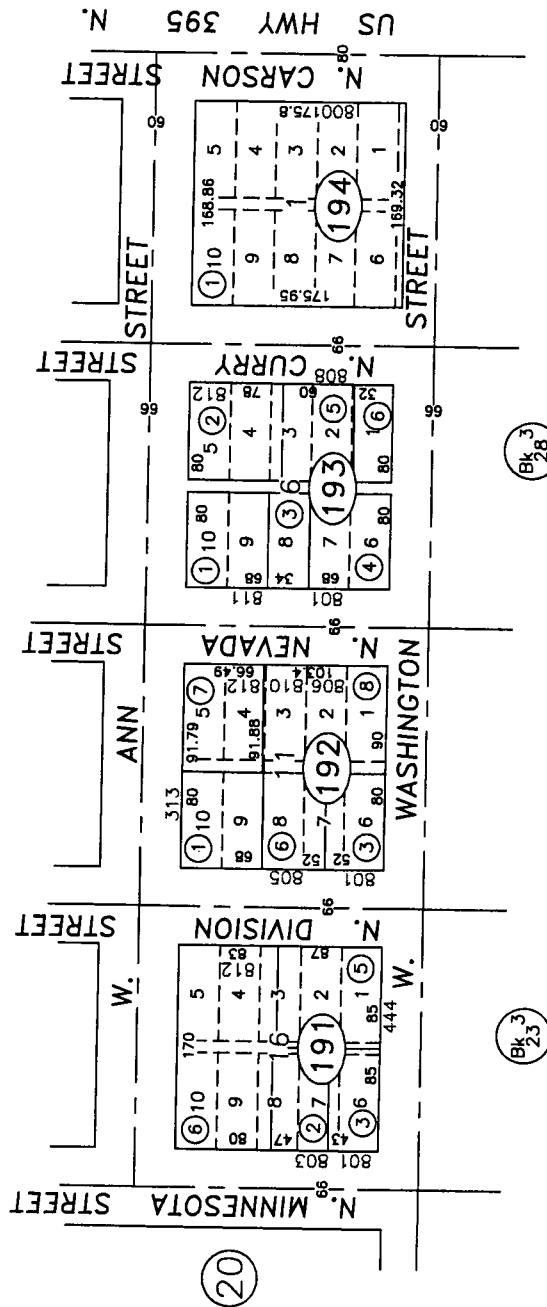
JUN 17 2010

CARSON CITY  
PLANNING DIVISION

PM - 10 - 042

PORTION SW1/4 NW1/4 SECTION 17, T.15 N., R.20 E., M.D.B. & M.

1-19



ORIGINAL BLOCKS 170 FEET SQUARE PER SUBDIVISION MAP #191 OF CURRY ADDITION

CARSON CITY, NEVADA  
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY  
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES  
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY  
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF  
THE DATA DELINEATED HEREON.

NOTE  
SOME PARCELS DELINEATED HEREIN MAY NOT  
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION  
DUE TO DISCREPANCIES BETWEEN LOT LINES.

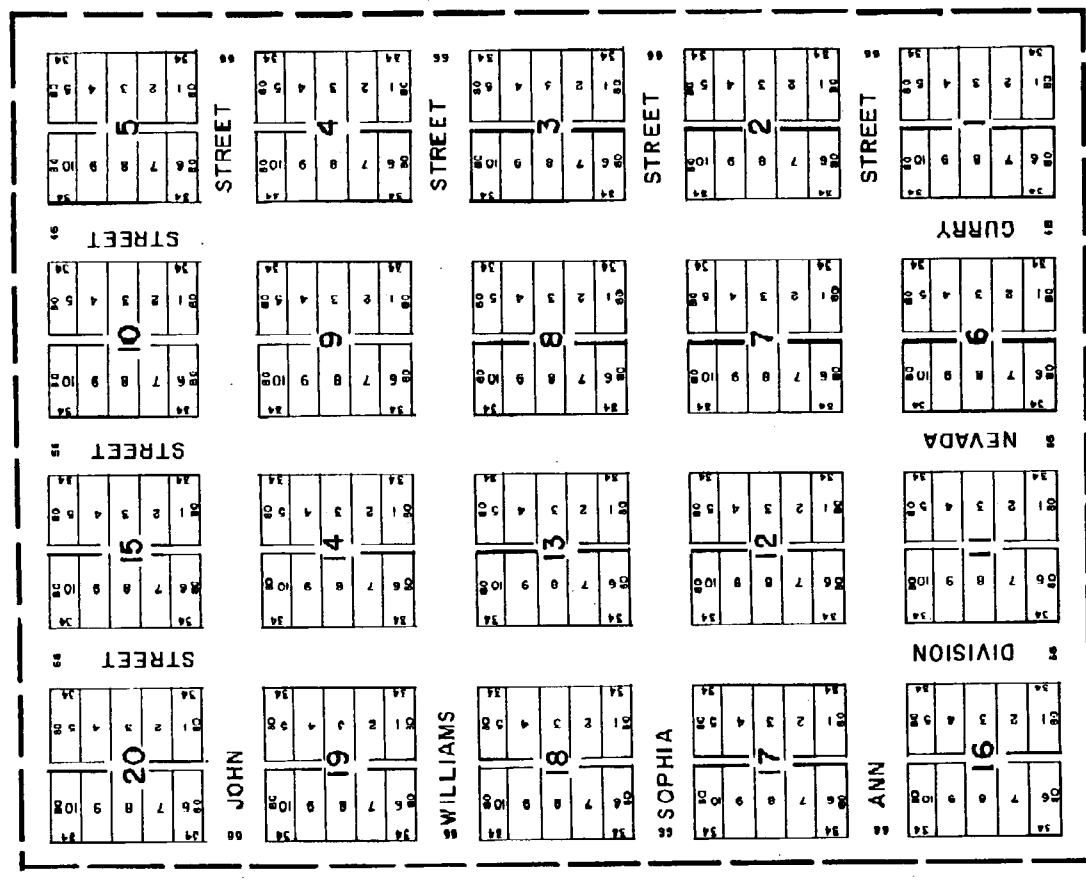
Scale: 1"=100'  
Revised 03.07.2000

CURRY ADDITION

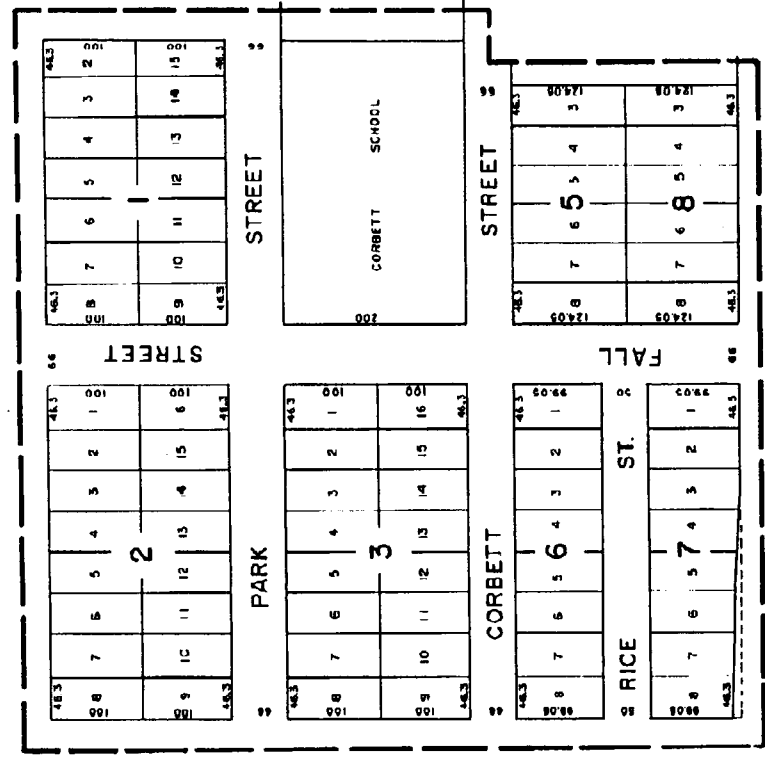
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19  
DRAWING IN 11-11-H  
Map of Curry's Addition  
Rice & Peters' Addition

PLAN HOLD

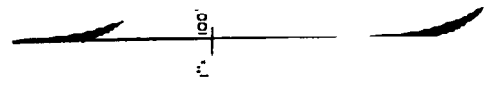


CURRY'S ADDITION



RICE & PETERS ADDITION

(COPY)  
DRAWN FROM ENGR'S MAP-CARSON CITY NEVADA  
BY H. RODRIGUEZ FOR COUNTY RECORDERS OFFICE  
1963

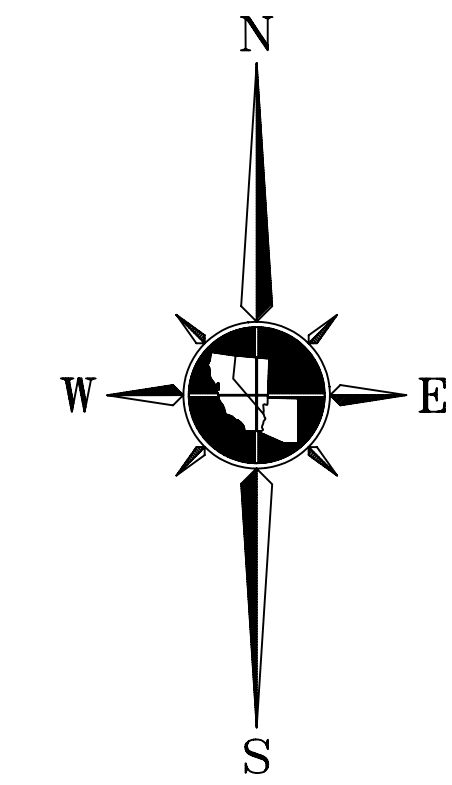
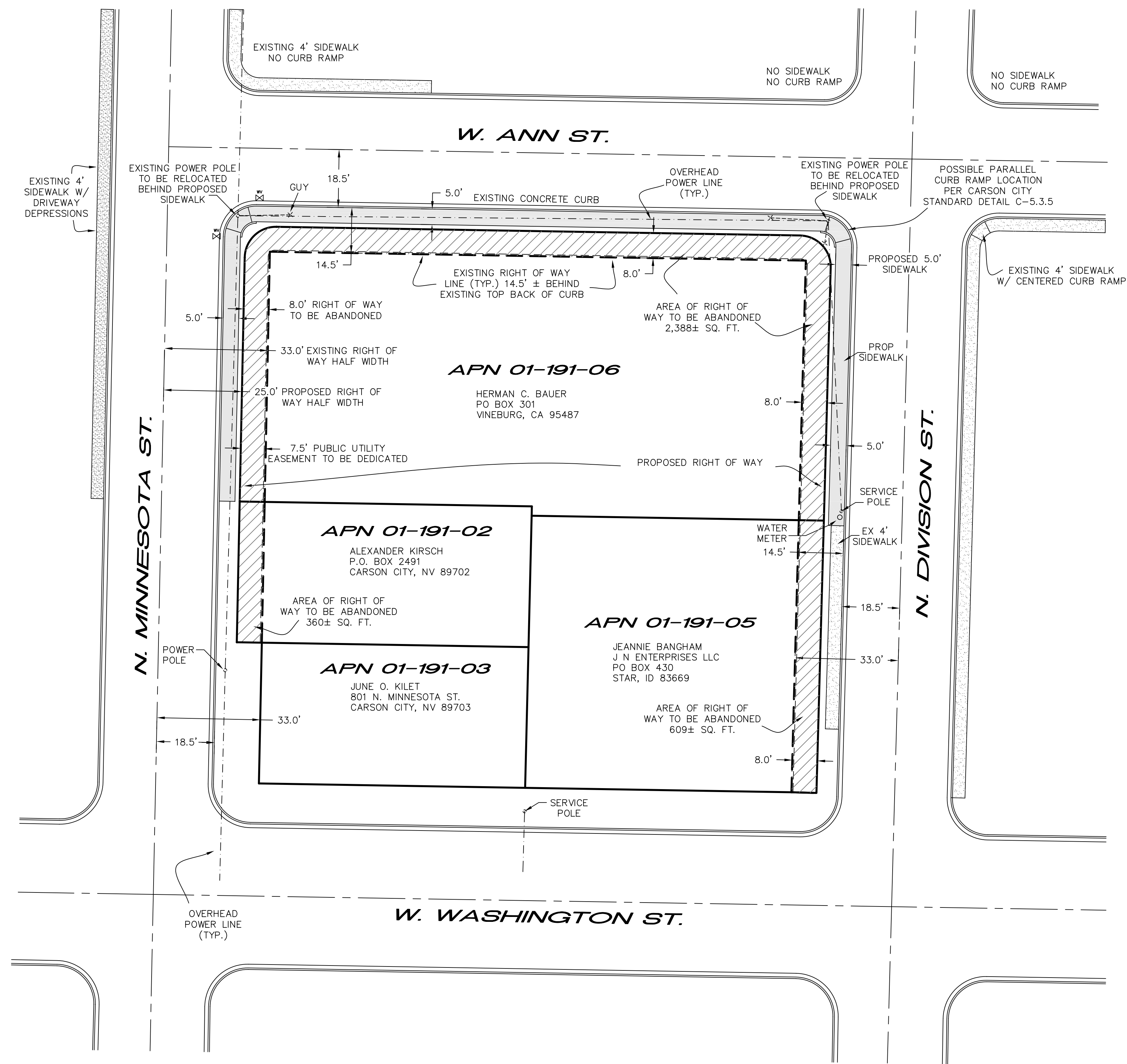


File No. 64492  
Filed for record at the request of Shirley M. Williams, County Recorder  
this 5th day of May 1963, at 11 minutes past 1 o'clock P.M.; records of Carson City, Nevada  
Shirley M. Williams  
County Recorder

RECEIVED

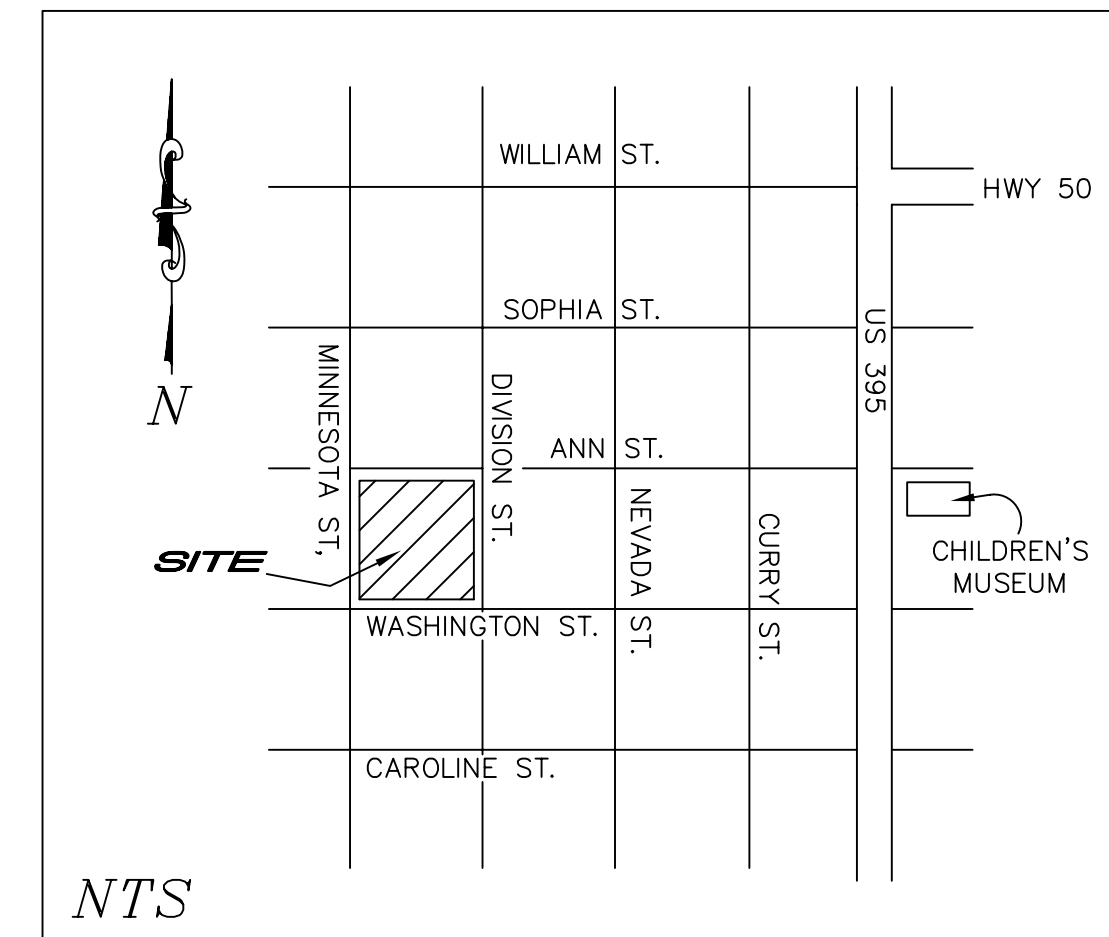
JUN 17 2010  
CARSON CITY  
PLANNING DIVISION

PM - 10 - 042



1 inch = 20 ft.

VICINITY MAP




NOTES

1. THIS EXHIBIT WAS PREPARED TO ACCOMPANY A RIGHT OF WAY ABANDONMENT APPLICATION.
2. THE PROPOSED SIDEWALK LOCATION IS SHOWN SOLELY FOR THE PURPOSE OF DEMONSTRATING THERE WILL BE ADEQUATE SPACE FOR THE FUTURE CONSTRUCTION OF A 5' WIDE SIDEWALK. THIS DOES NOT REPRESENT AN ENGINEERED DRAWING OR GRADING PLAN.

1		5/20/10		ADD PROPOSED SIDEWALK LOCATION		NO. BY CK APP	
						REVISED AND RECORD OF ISSUE	
						XREF1 ID:	
						XREF2 ID:	
						XREF3 ID:	
						XREF4 ID:	
						XREF5 ID:	
						USER:	
						SW:	

TRI STATE SURVEYING, LTD.

425 EAST LONG STREET  
CARSON CITY, NEVADA 89706-2509  
(775) 887-9911 \* FAX # 887-9915

 Land Information Solutions

PROPOSED RIGHT OF WAY  
ABANDONMENT EXHIBIT  
BLOCK 16, CURRY'S ADDITION  
CARSON CITY, NEVADA

DESIGNED: JTS
DETAILED:
CHECKED: GSP
APPROVED:
DATE:

PROJECT NO.
10005.01.CM

SHEET 1 OF 1