

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 25, 2011

FILE NUMBER: AB-11-026

AGENDA ITEM: H-1

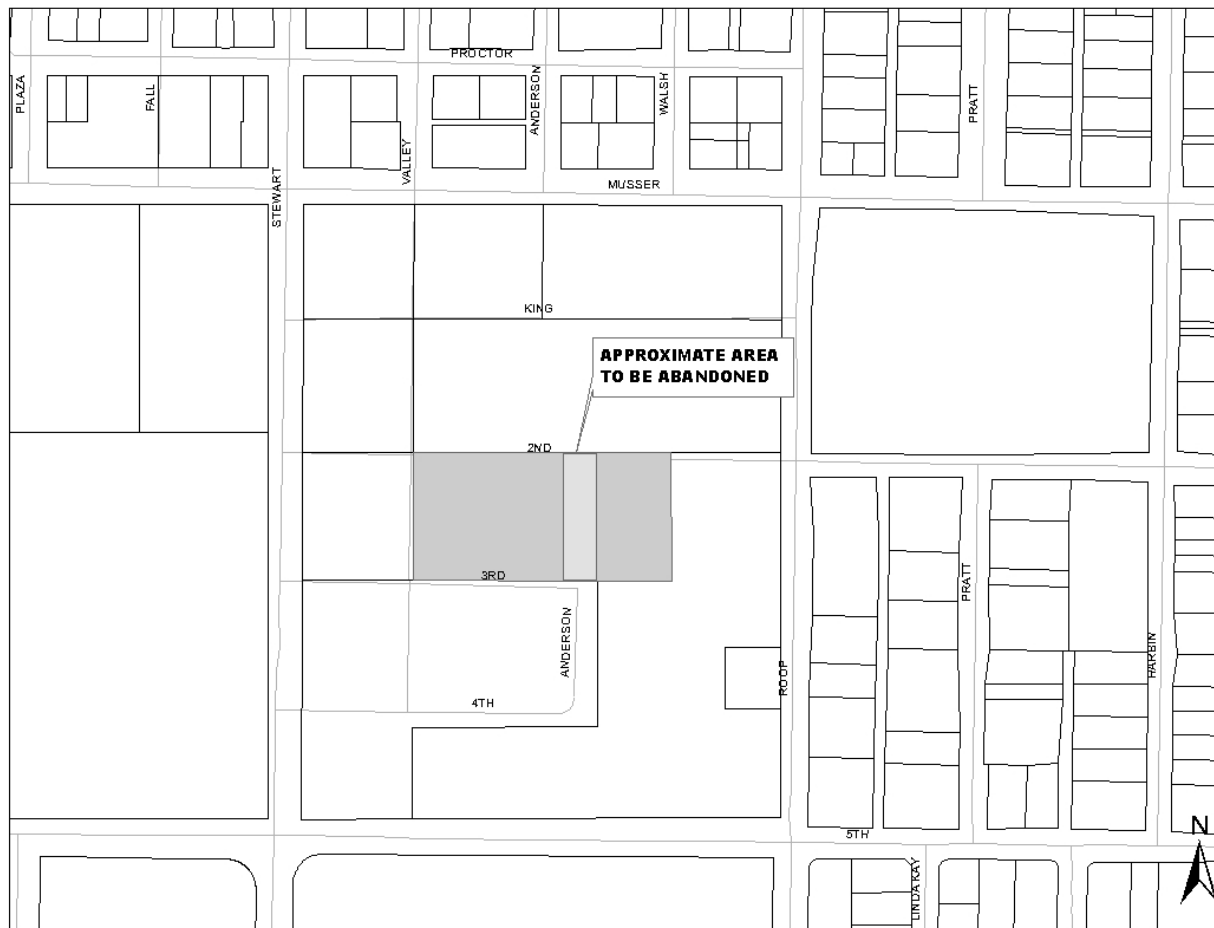
STAFF AUTHOR: Kathe Green, Assistant Planner

APPLICANT: George J Georgeson/ CSA Inc. Engineers

OWNER: State of Nevada

**REQUEST:** Abandonment of the west and east portions of Anderson Street between East Second Street and East Third Street. The west half of Anderson Street is 30 foot wide by approximately 170 feet long. The east half of Anderson Street is 30 feet wide by approximately 200 feet long. The area is a total of 11,100 square feet, more or less, adjacent to properties located at 500 East Third Street and 601 East Second Street, Assessor's Parcel Numbers 004-083-09 and 004-083-10.

**RECOMMENDED MOTION:** "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-11-026, for an 30 foot by 170 foot portion on the west half of Anderson Street and a 30 by 200 foot portion on the east half of Anderson Street, totaling a 11,100-square-foot area, more or less, located between East Second and East Third Streets, adjacent to properties located at 500 East Third Street and 601 East Second Street, APNs 004-083-09 and 004-083-10, 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. The only utility in this area is an 8 inch sewer main, and a 20 foot wide permanent access easement will be provided for maintenance and construction. Evidence must be submitted showing that no other utility companies have any interest in a permanent easement.
5. Since bearings and distances are not shown on the exhibit maps, proper reference to the record of survey for this area must be shown in the legal description. In addition to the information shown, please add that the Record of Survey map number is 287.
6. This abandonment pertains to:
  - APN: 004-083-09: The area of the proposed abandonment adjacent to this parcel is 5,100 square feet, more or less, being the west half of Anderson Street between East Second and East Third Streets.
  - APN: 004-083-10: The area of the proposed abandonment adjacent to this parcel is 6,000 square feet, more or less, being the east half of Anderson Street between East Second and East Third Streets.
7. Conditional approval for the requested abandonment shall expire four years after Board of Supervisor approval of the original application, 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:** Public/Quasi-Public

**PRESENT ZONING:** Public (P)

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

## **SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Public/Office and parking areas for State of Nevada  
SOUTH: Public/Office and parking areas for State of Nevada  
WEST: Public/Office and parking areas for State of Nevada  
EAST: Public/Vacant

**PREVIOUS REVIEWS:**

None.

**DISCUSSION:**

This request is to allow the abandonment of two right-of-way areas of Anderson Street which are 30 foot wide and are 170 and 200 feet long, respectively, between East Second and East Third Streets, totaling a 11,100-square-foot area, more or less, adjacent to properties located at 500 East Third and 601 E Second Street, APNs 004-083-09 and 004-083-10.

The Planning Division staff conducted a site visit on May 11 , 2011 and found the subject area to be relatively flat with no development in the area proposed to be abandoned. These portions of right-of-way are currently unimproved. The State of Nevada is proposing to utilize this area in the future for expansion of existing uses on adjacent sites.

The utility companies, Nevada Bell Telephone Company dba AT&T, NV Energy, Charter Communications and Southwest Gas have indicated they do not have utilities in the public roadway easement proposed for abandonment and do not want any reservation to be continued. See the attached plan provided by George Georgeson of Consulting Services Associates, Inc for detailed maps of the area to be abandoned. Carson City does have a public sewer located in this public right-of-way area and has requested that an easement be created for this sewer line. This document is to be recorded and will be reviewed by the Carson City Engineering Division with the submitted application paperwork.

Pursuant to NRS 278.480 Vacation or Abandonment of a Street or Easement: If upon public hearing by the Board of Supervisors, the Board is 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 findings 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-11-026, subject to the recommended conditions of approval.

The Engineering Division has provided detail regarding the Chain of Title as follows:

This portion of South Anderson Street is shown on the Sears, Thompson and Sears Division of 1860 and the Musser Division. There are no records indicating that the City ever paid for the right-of-way.

**PUBLIC COMMENTS:** A public notice was sent by certified mail to the two 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.

1. The only utility in this area is an 8 inch sewer main, and a 20 foot wide permanent access easement will be provided for maintenance and construction. Evidence must be submitted showing that no other utility companies have any interest in a permanent easement.

2. Since bearings and distances are not shown on the exhibit maps, proper reference to the record of survey for this area must be shown in the legal description. In addition to the information shown, please add that the Record of Survey map number is 287.

**Building Division:**

The Carson City Building Division does not have any comments or concerns regarding the requested road abandonment.

**Fire Department:**

We have no concern with the applicant's request.

**Health Department:**

Carson City Health and Human Services Department has no comments regarding the project as described in the packet received.

**Environmental Control Authority:**

No comments or requirements.

**Parks and Recreation Department:**

No comments.

**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 Rory Hogen of the Engineering Division, 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?**

Per Rory Hogen of the Engineering Division, the subject Anderson Street right-of-way was shown on the Sears, Thompson and Sears Division of 1860 and the Musser Division. There are no records indicating that the City ever paid for the right-of-way. 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 right-of-way in question. It is recommended that there be no charge in addition to the fee to apply and postage required to notify the adjacent property owners.

**4. If abandonment has a public benefit, how much of the public benefit should be offset 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 right-of-way area has not been developed. This item is not applicable to the proposed abandonment and 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, Charter Communication and Southwest Gas have indicated they do not have utilities in the public roadway proposed for abandonment and do not want a easement reservation. Carson City does have a sewer line in this area and is requiring an easement to be created and filed. The Carson City Engineering Division will review the documents and will verify the required information is recorded.

**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

*Kathe Green*

Kathe Green  
Assistant Planner

Attachments:  
Application (AB-11-026)  
Building Division comments  
Fire Department comments  
Environmental Control Authority comments  
Health Department comments  
Engineering Division comments  
Parks and Recreation comments  
Draft Order of Abandonment

<b>File # (Ex: MPR #07-111)</b>	<i>AB-11-026</i>
<b>Brief Description</b>	<i>State of Nevada</i>
<b>Project Address or APN</b>	
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>May25, 2011</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:** No comments



# CARSON CITY FIRE DEPARTMENT

*"Service with Pride, Commitment, Compassion"*

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## MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: May 9, 2011

SUBJECT: AGENDA ITEMS FOR MAY 25, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- AB-11-026 State of Nevada We have no concern with the applicant's request.
- SUP-11-027 Carson City Schools
  - Fire Department access must be maintained to the building. One option is to install 2 ½" hose stations in the corridors on the west side of the school.
  - Currently a fire hydrant and post indicator valve exist in the round-about at the school entrance. Both of these items and the fire department connection must be moved to a location approved by this department.
  - All roads must be a minimum of 20' width, 13'-16" vertical clearance for fire department access.
- SUP-11-028 Gary Hitt, Kelly Clark The applicant must meet all codes and ordinances as they relate to this request.
- SUP-11-029 & ZMA-11-030 Carson City (Parks & Rec) The applicant must meet all codes and ordinances as they relate to this request.

DL/llb

RECEIVED

April 21, 2011

APR 21 2011

Major Project Review Committee

CARSON CITY  
PLANNING DEPARTMENT

Re: # AB – 11 - 026

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the AB-11-026 (500 East 3<sup>rd</sup> St.) project:

1. ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor  
Ken Arnold, Public Works Environmental Manager



## Kathe Green - Planning Commission Comments for May 25, 2011

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**From:** Dustin Boothe  
**To:** Kathe Green  
**Date:** 5/9/2011 6:17 pm  
**Subject:** Planning Commission Comments for May 25, 2011  
**CC:** Brendan Schnieder

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Kathe:

Please see comments below

AB-11-026

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-027

Carson City Health and Human Services has the following comments regarding this project in regards to the building expansion:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

SUP-11-028

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-029

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-030

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Dustin Boothe, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.  
dboothe@carson.org

Confidentiality Notice: This email message, including any attachments, may contain privileged and confidential information for the sole use of the intended recipient(s). If the reader of this message is not the intended recipient, any unauthorized review, dissemination, distribution, or copying of this email message is strictly prohibited. If you have received and/or are viewing this email in error, please notify the sender immediately by reply email and delete this email from your system.



## MEMORANDUM

**DATE:** April 29, 2011  
**TO:** Kathe Green – Planning Division  
**FROM:** Rory Hogen – Engineering Division  
**RE:** AB 11-026 S. Anderson St. between Second and Third Sts.  
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:

Abandon S. Anderson St. between E. Second St. and E. Third St. to the State of Nevada. The west half is 30 feet by approximately 170 feet, and the east half is 30 feet by approximately 200 feet. All areas surrounding this are state land, and all other streets in here have been previously abandoned to the State of Nevada.

### RECOMMENDATION:

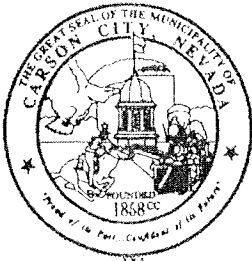
The Engineering Division recommends APPROVAL of the proposed abandonment subject to the following conditions:

### CONDITIONS OF APPROVAL:

1. The only utility in this area is an 8" sewer main, and a 20 foot wide permanent access easement will be provided for maintenance and construction. Evidence must be submitted showing that no other utility companies have any interest in a permanent easement.
2. Since bearings and distances are not shown on the exhibit maps, proper reference to the record of survey for this area must be shown in the legal description. In addition to the information shown, please add that the Record of Survey map number is 287.

**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: This portion of S. Anderson Street is shown on the Sears, Thompson and Sears Division of 1860 and the Musser Division. There are no records indicating that the City ever paid for the right of way.



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

## MEMORANDUM

To: Lee Plemel, Planning Director  
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director *[Signature]*  
Scott Fahrenbruch, Director of Operations  
Juan F. Guzman, Open Space Manager *[Signature]*  
Vern L. Krahn, Park Planner *[Signature]*

Subject: Parks and Recreation Department's comments for the Wednesday,  
May 25, 2011, Planning Commission meeting

Date: May 11, 2011

AB-11-026	No Comments
SUP-11-027	No Comments
VAR-11-031	No Comments
SUP-11-028	No Comments
SUP-11-029	<p>Over the past few months, our department has been working the AT&amp;T representatives to locate a cellular communication facility on the top of Lone Mountain. Besides the public benefit of providing better coverage, this project will enhance the public access to the park property from the corner of Winnie Lane and Roop Street and a portion of the crest trail. Staff believes that the applicant has done a good job in addressing the project's potential visual, grading, and construction impacts. Our department requests that the Planning Commission impose the following conditions on the special use permit:</p> <p>1) The applicant is required to work with Parks and Recreation Department staff to construct an all weather access road on Cemetery property that connects the Cemetery's internal road system to the project site. Care must be exercised to minimize any impact to the adopted Cemetery Master Site Plan (Refer to Exhibit A).</p> <p>2) Construct a secondary path down to the corner of Roop Street and Winnie Lane to connect to the pedestrian facilities at the intersection.</p>
ZMA-11-030	The Parks and Recreation Department supports this Zoning Map Amendment even if the Planning Commission does not approve SUP-11-029. Currently, Lone Mountain Park has PC zoning on the west side of the property and SF6 on the property's east side. Our department believes the entire park must have a zoning designation that reflects the City's ownership and is in compliance with the Master Plan Land Use Map.

APN(s): 004-083-09 and 004-083-10

AN ORDER ABANDONING A 170 FOOT LONG, 30 FOOT WIDE PORTION OF EAST ANDERSON STREET AND A 200 FOOT LONG, 30 FOOT WIDE PORTION OF WEST ANDERSON STREET, LOCATED IN BLOCK 20 OF THE SEARS, THOMPSON AND SEARS DIVISION OF 1860 AND MUSSER DIVISION, WITHIN A PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 11,100-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED AT 500 EAST THIRD STREET AND 601 EAST SECOND STREET, ASSESSORS PARCEL NUMBERS 004-083-09 AND 004-083-10, IN CARSON CITY, NEVADA.

WHEREAS, on April 6, 2011, CSA Inc. Engineers duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the northeast  $\frac{1}{4}$  of section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 11,100 square feet, adjacent to, APN(s) 004-083-09 and 004-083-10, 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 May 25, 2011. 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 June 16, 2011, 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.

ORDERED this \_\_\_\_ day of \_\_\_\_\_, 2011, by the Carson City Board of Supervisors.

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ROBERT L. CROWELL, Mayor

ATTEST:

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ALAN GLOVER, Clerk-Recorder

**RECEIVED**

## STREET ABANDONMENT APPLICATION

APR 22 2011

CARSON CITY  
PLANNING DIVISIONFor:

Anderson Street Abandonment Between  
Second and Third Streets.  
Application to Carson City, Nevada.

Applicant:

Nevada State Lands  
901 S. Stewart Street  
Carson City, Nevada 89701-5246

Through:

State of Nevada Public Works Board  
505 E. Musser Street Room 102  
Carson City, NV 89701-4263

Date:

April 20, 2011

By:

CONSULTING  
SERVICES  
ASSOCIATES inc.

CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS

527 S. ARLINGTON AVE.  
RENO, NEVADA 89509

PHONE (775) 323-0244

RECEIVED

APR 22 2011

CARSON CITY  
PLANNING DIVISION

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
- ☐ Compiled with notes below.

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

FILE # AB - 09 -

PROPERTY OWNER

State of Nevada

MAILING ADDRESS, CITY, STATE, ZIP

901 S Stewart St # 5003, Carson City, NV 89701-5246

PHONE # (775) 684-2720

FAX # (775) 684-2721

E-MAIL ADDRESS dmarlow@lands.nv.gov

Name of Person to Whom All Correspondence Should Be Sent  
APPLICANT/AGENT

George J. Georgeson, P.E. / CSA Inc. Engineers

MAILING ADDRESS, CITY, STATE ZIP

527 S. Arlington Ave., Reno NV 89509

PHONE # 775-323-0244

FAX # 775-323-0432

E-MAIL ADDRESS

csa@csaincengineers.com

Project's Assessor Parcel Number(s):

004-083-09 & 004-083-10

Street Address

500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

ZIP Code

Briefly describe location, width and length of the proposed abandonment: The west and east portions of Anderson St. between E. Second Street and E. Third Street. The west half of Anderson Street is 30' wide by approx. 170' (situated within APN: 004-083-09). The east half of Anderson Street is 30' wide by approx. 200' long (situated within APN: 004-083-10).

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:

The State owns both parcels and desires to make improvements within the area of the existing Anderson St. right-of-way.

If you are abandoning an access, explain how the parcel will be accessed: Access to existing and adjacent parcels are not impeded by this request. This portion of Anderson Street has no physical street structure present.

PROPERTY OWNER'S AFFIDAVIT

I, James R. Lawrence, 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] Address: 901 S. Stewart St, Ste 5003, Carson City NV 89701 Date: 1/20/11

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

STATE OF NEVADA  
COUNTY: City of Carson City

On January 20, 2011, James R. Lawrence, 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.

Notary Public

personally appeared before me, a notary public,  
NOTARY PUBLIC  
STATE OF NEVADA  
WASHOE COUNTY  
APPT. No. 08-7026-2  
MY APPT. EXPIRES JUNE 9, 2012

\*NOTES: In order to facilitate the processing of your application, prior to submitting your application to the Planning Division, please contact Development Engineering at 2621 Northgate Lane, Suite 6, 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.





CONSULTING SERVICES ASSOCIATES, INC.

April 6, 2011

Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701

RE: ABANDONMENT OF A PORTION OF ANDERSON STREET, BETWEEN EAST SECOND STREET AND EAST THIRD STREET, CARSON CITY, NEVADA.

Ladies and Gentlemen;

This letter is in reference to a request by the State of Nevada to abandon that portion of Anderson Street from East Third Street to East Second Street located within the Capital Complex in Carson City, Nevada.

The portion of Anderson Street requested to be abandoned is more particularly described as; the west half of Anderson Street adjacent to 500 E. Third St. (APN: 004-083-09) and the east half of Anderson Street situated within a vacant parcel (APN: 004-083-10). The west half is approximately 170' long by 30' wide and the east half is approximately 203' long by 30' wide (see enclosed map). Total land area is approximately 12,000 square feet.

The State of Nevada is the owner if both adjacent parcels on the west and east side, and is contemplating future improvements to the Department of Employment Training and Rehabilitation (DETR) Services property (APN: 004-083-09). These future improvements will fall within the existing Anderson Street right-of-way. Currently the west half of Anderson Street abuts a paved parking lot used by DETR and the east side is adjacent to a vacant parcel also owned by the State of Nevada.

This portion of Anderson Street as it exists today is 60 feet wide, and has not been improved as a street for access, nor could any records be found, that it has existed as an improved street access in the past.

As part of this abandonment request in behalf of the State of Nevada, we contacted each utility company and Carson City Public Works to check for any public utilities that may currently be in use within this proposed abandonment portion of Anderson Street. Attached to this application are signatures and/or letters, commenting on the utilities. Carson City Public Works requested that a 20' wide easement be granted to Carson City, 10 feet on each side of the existing sanitary sewer line, to accommodate access to the sanitary sewer line for future replacement and maintenance.

Approving of this request, it will not adversely affect the traffic patterns or access to adjacent streets within Carson City.

We respectfully request approval of this abandonment within the Capital Complex, for use by the State of Nevada to accommodate future improvements within the Capital Complex.

Thank you for your consideration and please contact me if you have questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Reno', is written over a horizontal line.

Charles Reno, PE  
CSA Inc. Engineers

Anderson St Aban\_letter 4-6-11.doc

Consulting Civil Engineers – Planners – Surveyors

527 S. Arlington Ave., Reno, NV 89509 • P.O. Box 7475, Reno, NV 89510 • (775) 323-0244 Fax 323-0432



**CARSON CITY, NEVADA**  
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

January 18, 2011

Mr. George Georgeson, P.E.  
CSA Engineers  
527 S. Arlington Ave.  
Reno, Nevada 89509

Re: Potential abandonment of S. Anderson St. between E. Second St. and E. Third St.

Dear Mr. Georgeson:

It was brought to our attention by Mr. Charles Reno of your office that you are in the process of working with Carson City to abandon any right of way we may have in what was S. Anderson St. between E. Second St. and E. Third St.

Since all the other streets in this area are already abandoned to the State of Nevada, we have no objection to also abandoning this section of roadway to the State. However, the abandonment must include a blanket public utility easement as we have storm drain and sewer improvements in this area, and the private utilities may have some as well.

If you have any questions, please contact me at 283-7082. Thank you.

Sincerely,

Rory Hogen, E.I.  
Carson City Permit Engineering

Copy to: Correspondence File  
Abandonment File

## CSA

---

From: Rory Hogen <RHogen@carson.org>  
Sent: Wednesday, February 09, 2011 2:50 PM  
To: CSA  
Subject: Re: Anderson Street Abandonment

Follow Up Flag: Follow up  
Flag Status: Flagged

Charles - I just heard from Curt Horton, the head of utilities for Carson City. He said 15 feet by 15 feet for the manholes is minimum, but 20 feet by 20 feet would be better.

He also said we must have 10 feet on each side of the main. Rory

Rory Hogen  
Assistant Engineer  
108 E. Proctor St.  
Carson City, Nevada 89701  
office: (775) 283-7082  
fax: (775) 887-2278

new email: [rhogen@carson.org](mailto:rhogen@carson.org)

>>> "CSA" <[csa@csaincengineers.com](mailto:csa@csaincengineers.com)> 2/8/2011 9:01 AM >>>

Rory,

Per our telephone conversation this morning we discussed the existing sewer line between East Second St. and East Third St. within the current Anderson St. right-of-way. We are in the process of abandoning Anderson St. from between East Second St. and East Third St.

We understand that a 20' easement is to be created for continuing access and maintenance rights for Carson City to maintain the existing sewer line. We spoke of providing an easement around the existing manhole as well on East Third St., possibly 15'x15'. We requested that the required easement for the existing sewer line be such that there will be 5' on the west side of the line and 15' on the east side of the line. You said that you would look into it along with the exact MH easement size requirements.

Please let me know how to proceed in providing the required easement at your earliest convenience.

Sincerely,

Charles Reno, PE

Portion of Anderson Street to be abandoned to Block 20

A portion of Anderson Street, as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

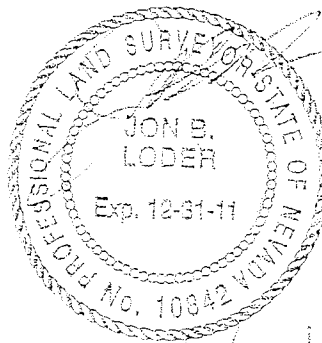
Beginning at the intersection of Anderson Street and the northerly line of Third Street as shown on said Record of Survey;  
Thence along said northerly line N 89°50'29" W, 30.00' to its intersection with the westerly line of said Anderson Street;  
Thence along said westerly line N 00°10'47" E, 169.87' to its intersection with the southerly line of Second Street;  
Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the centerline of said Anderson Street;  
Thence along said centerline S 00°10'47" W, 169.88' to the point of beginning, having an area of 5097 square feet, more or less.

RESERVING THEREFROM

An easement being the easterly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

Prepared by:  
Jon B. Loder, PLS 10842  
CSA Inc. Engineers  
527 South Arlington Avenue  
Reno, Nv 89509  
775-323-0544



3/9/2011

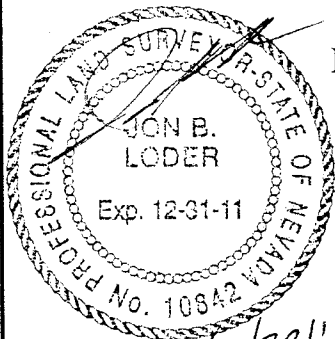
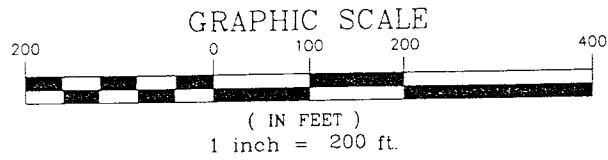



EXHIBIT "B"  
PORTIONS OF ANDERSON ST.  
ABANDONMENT  
CARSON CITY, NEVADA



PORTION OF ANDERSON STREET TO BE ABANDONED TO BLOCK 20

SHEET: 1 OF 1	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA APN: 004-083-09 & 004-083-10	SCALE 1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit_Map.dwg	 CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE. RENO, NEVADA 89509 CONSULTING SERVICES ASSOCIATES inc. PHONE: (775) 323-0244
------------------------	--	--	--

Portion of Anderson Street to be abandoned to block 73

The easterly portion of Anderson Street, between the centerline of Third Street and the southerly line of Second Street as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

Beginning at the intersection of Anderson Street and Third Street as shown on said Record of Survey;

Thence along the centerline of said Anderson Street N 00°10'47" E, 202.89' to its intersection with the southerly line of said Second Street;

Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the easterly line of said Anderson Street;

Thence along said easterly line S 00°10'47" W, 202.89' to its intersection with the centerline of said Third Street;

Thence along said centerline N 89°50'29" W, 30.00' to the point of beginning, having an area of 6,082 square feet, more or less.

RESERVING THEREFROM

An easement being the westerly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

Prepared by:

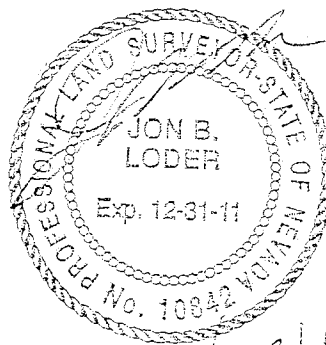
Jon B. Loder, PLS 10842

CSA Inc. Engineers

527 South Arlington Avenue

Reno, Nv 89509

775-323-0544



3/9/2011

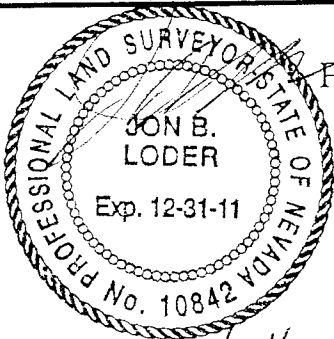
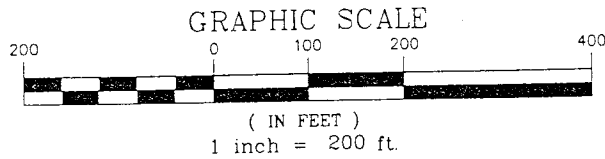



EXHIBIT "B"  
PORTIONS OF ANDERSON ST.  
ABANDONMENT  
CARSON CITY, NEVADA



<b>SHEET:</b>  1 OF 1	<b>ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA</b>  APN: 004-083-09 & 004-083-10	<b>SCALE</b> 1"=200'  <b>PLOT DATE:</b> 04-20-2011  <b>DRAWING FILE:</b> Abandonment_Exhibit Map.dwg	 <b>CONSULTING SERVICES ASSOCIATES inc.</b>  <b>CONSULTING CIVIL ENGINEERS-PLANNERS SURVEYORS</b> 527 S. ARLINGTON AVE. RENO, NEVADA 89509  PHONE: (775) 323-0244
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Resulting parcel after abandonment of a portion of Anderson Street to Block 20

The parcel described in Grant, Bargain and Sale Deed recorded in Book 336, Page 520 being all of Block 20 of Sears, Thompson and Sears Division of Carson City, Ormsby County, Nevada as shown by records thereof on file in the Office of the Recorder, Ormsby County, Nevada.

TOGETHER WITH:

A portion of Anderson Street, as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

Beginning at the intersection of Anderson Street and the northerly line of Third Street as shown on said Record of Survey;

Thence along said northerly line N 89°50'29" W, 30.00' to its intersection with the westerly line of said Anderson Street;

Thence along said westerly line N 00°10'47" E, 169.87' to its intersection with the southerly line of Second Street;

Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the centerline of said Anderson Street;

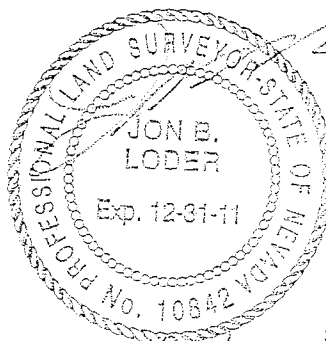
Thence along said centerline S 00°10'47" W, 169.88' to the point of beginning, having an area of 5097 square feet, more or less.

RESERVING THEREFROM

An easement being the easterly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.

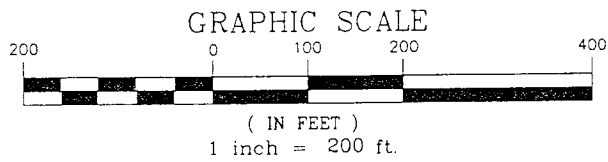
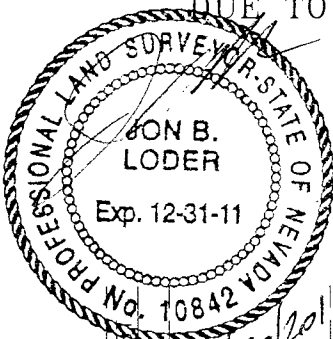
Prepared by:  
Jon B. Loder, PLS 10842  
CSA Inc. Engineers  
527 South Arlington Avenue  
Reno, Nv 89509  
775-323-0544




3/9/2011



# EXHIBIT "B" RESULTING ABUTTING PARCEL DUE TO ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA



RESULTING PARCEL AFTER ABANDONMENT OF A PORTION OF ANDERSON STREET TO BLOCK 20

SHEET: 1 OF 1	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA APN: 004-083-09 & 004-083-10	SCALE 1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	 CONSULTING SERVICES ASSOCIATES inc. CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE RENO, NEVADA 89509 PHONE: (775) 323-0244
------------------------	--	--	--

Resulting parcel after abandonment of a portion of Anderson Street to Block 75

The parcel described in Grant, Bargain and Sale Deed recorded in Book 88, Page 531 being all of Block 75 of Musser Division, together with the abandoned ally thereof and all of Carson City's interest in the abandoned abutting half streets on the West, South and East of said Block 75 of Musser Division, Carson City, Nevada,

TOGETHER WITH:

A portion of Anderson Street, as shown on Record of Survey for State of Nevada Planning Board of Capitol Complex, file No. 3043 as recorded in the office of the County Recorder, Ormsby County, Nevada. Said portion of Anderson Street being situate within the southwest quarter of Section 17, Township 15 North, Range 20 East, M.D.M. being more particularly described as follows:

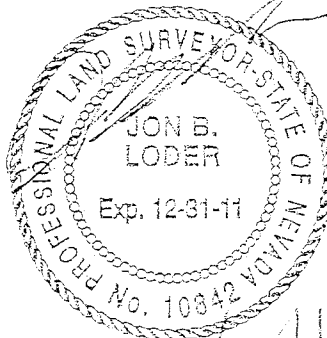
Beginning at the intersection of Anderson Street and Third Street as shown on said Record of Survey;  
Thence along the centerline of said Anderson Street N 00°10'47" E, 202.89' to its intersection with the southerly line of said Second Street;  
Thence along said southerly line S 89°48'27" E, 30.00' to its intersection with the easterly line of said Anderson Street;  
Thence along said easterly line S 00°10'47" W, 202.89' to its intersection with the centerline of said Third Street;  
Thence along said centerline N 89°50'29" W, 30.00' to the point of beginning, having an area of 6,082 square feet, more or less.

RESERVING THEREFROM

An easement being the westerly 10 feet for the continued use and maintenance of an existing sewer.

The basis of bearing for this description is said Record of Survey, file No. 3043.


Prepared by:  
Jon B. Loder, PLS 10842  
CSA Inc. Engineers  
527 South Arlington Avenue  
Reno, Nv 89509  
775-323-0544



3/9/2011

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA  
DON B. LODER  
Exp. 12-31-11  
No. 10842



SHEET:	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA  APN: 004-083-09 & 004-083-10	SCALE 1"=200'	 inc. CONSULTING SERVICES ASSOCIATES inc.
1 OF 1		PLOT DATE: 04-20-2011  DRAWING FILE: Abandonment_Exhibit Map.dwg	

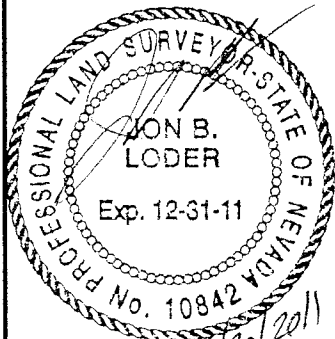
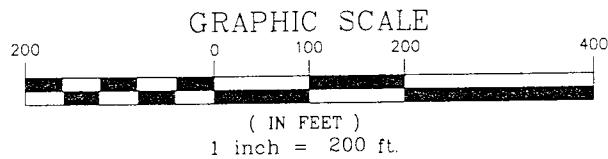



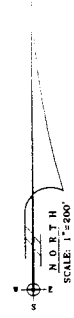
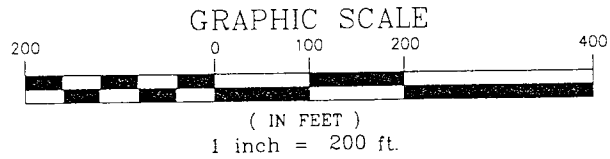
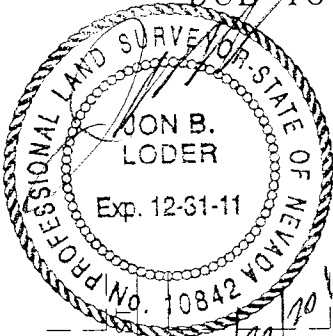
EXHIBIT "A"  
PORTIONS OF ANDERSON ST.  
ABANDONMENT  
CARSON CITY, NEVADA




PORTION OF ANDERSON STREET TO BE ABANDONED TO BLOCK 20 & BLOCK 75

<b>SHEET:</b>  1 OF 1	<b>ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA</b>  APN: 004-083-09 & 004-083-10	<b>SCALE</b> 1"=200'  <b>PLOT DATE:</b> 04-20-2011  <b>DRAWING FILE:</b> Abandonment_Exhibit Map.dwg	 <b>CONSULTING SERVICES ASSOCIATES inc.</b>  <b>CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS</b> 527 S. ARLINGTON AVE. RENO, NEVADA 89509 PHONE: (775) 323-0244
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# EXHIBIT "B" RESULTING ABUTTING PARCELS DUE TO ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA



RESULTING PARCELS BLOCK 20 & BLOCK 75 AFTER ABANDONMENT A PORTION OF ANDERSON STREET

SHEET: 1 OF 1	ANDERSON STREET ABANDONMENT CARSON CITY, NEVADA APN: 004-083-09 & 004-083-10	SCALE 1"=200' PLOT DATE: 04-20-2011 DRAWING FILE: Abandonment_Exhibit Map.dwg	 CONSULTING SERVICES ASSOCIATES inc. CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS 527 S. ARLINGTON AVE RENO, NEVADA 89509 PHONE: (775) 323-0244
------------------------	--	--	--

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

LOCATED AT: 500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

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

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] SOUTHWEST GAS Corp 1/19/11  
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): \_\_\_\_\_

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: 500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

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

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] CHARTER COMM 2/29/11  
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): \_\_\_\_\_

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

APN 004-083-09 + 004-083-10

LOCATED AT: West + east portions of Anderson St btwn E. 2nd + E. 3rd St,  
 (THE LOCATION, APN NUMBER AND ADDRESS MUST BE LISTED ABOVE PRIOR TO OBTAINING SIGNATURES) 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:	<u>[Signature]</u>	<u>AT&amp;T NEVADA</u>	<u>2-23-11</u>
	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): \_\_\_\_\_

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



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

LOCATED AT: 500 E. Third Street (APN: 004-083-09) and east adjacent vacant lot (APN: 004-083-10), Carson City, NV 89701

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

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] NV ENERGY 3/21/11  
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): \_\_\_\_\_

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

TO RENO

TO FALLON

HIGHWAY 50

US 395

E. COLLEGE PARKWAY

US 395

HIGHWAY 50

CARSON CITY

SOUTH CARSON ST (HIGHWAY 50)

STEWART

VALLEY

ROOP ST

ROBINSON

MUSSER

E. SECOND ST.

5TH ST.

FAIRVIEW DR.

KOONTZ LN

BIGELOW DR.

SNYDER

AVE.

S. EDMONDS DR.

FAIRVIEW DRIVE

**PROJECT LOCATION**  
(ANDERSON STREET, BETWEEN  
E. SECOND ST. AND E. THIRD  
STREET, CARSON CITY,  
NEVADA)

TO SOUTH  
LAKE TAHOE

HIGHWAY 50

US 395

TO MINDEN



NORTH  
NOT TO SCALE

VICINITY MAP  
N.T.S.



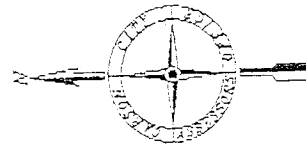
inc.

CONSULTING  
SERVICES  
ASSOCIATES inc.

CONSULTING CIVIL ENGINEERS-PLANNERS-SURVEYORS  
527 S. ARLINGTON AVE.  
RENO, NEVADA 89509  
PHONE: (775) 323-0244

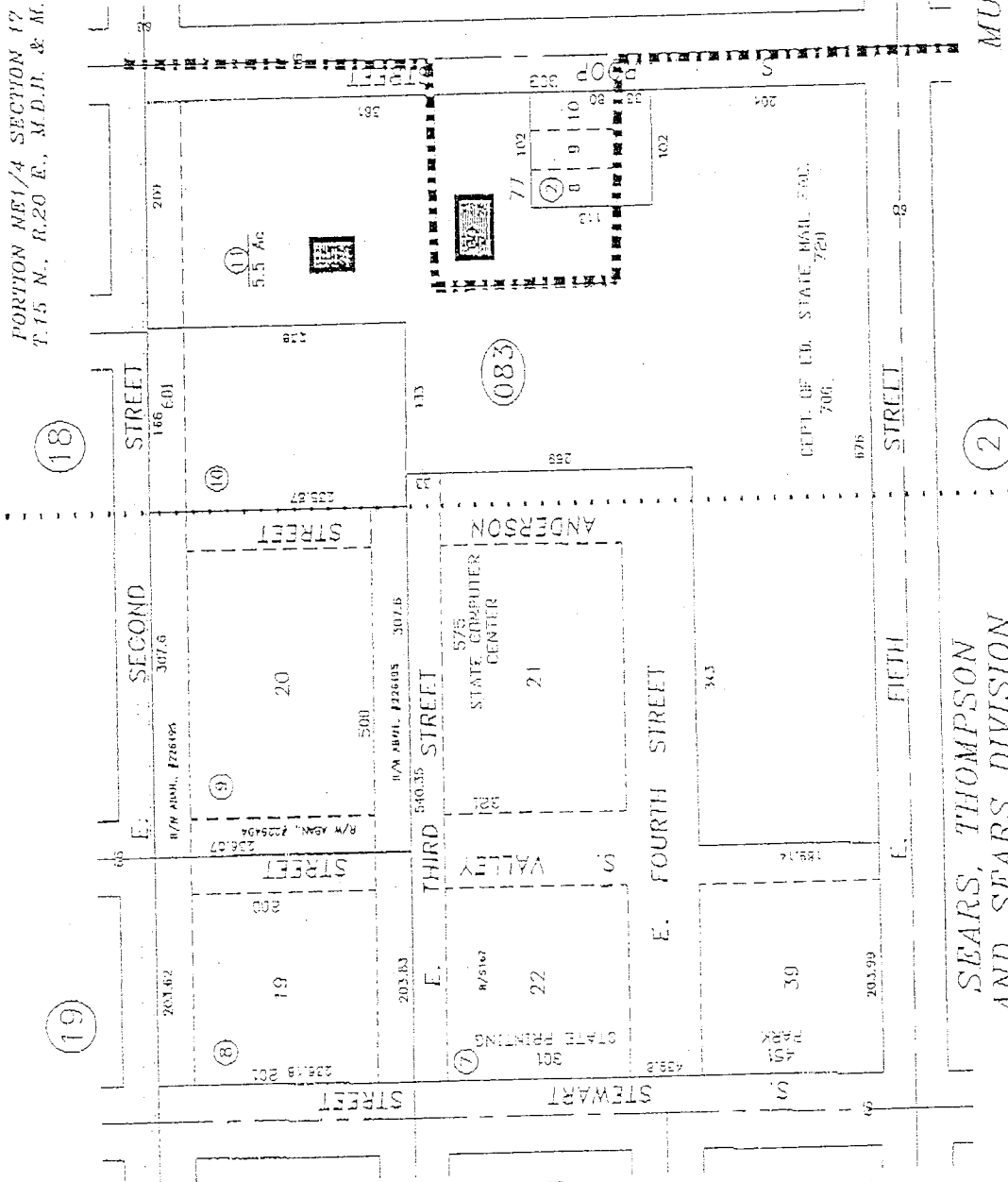
4-08

PORTION NE1/4 SECTION 17  
T.15 N., R.20 E., M.D.H. & M.



Scale: 1"=100'  
Revised 3/03/06

MUSSER DIVISION



SEARS, THOMPSON  
AND SEARS DIVISION  
RECORDED 2/13/1960

NOTE: THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY, NEVADA, ASSessor FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSURED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT [www.carson-city.nv.gov](http://www.carson-city.nv.gov). DUE TO DISCREPANCIES BETWEEN LOT LINES, SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN EXACT SIZE, SHAPE, OR LOCATION.

Corrected the disclaimer

SCALE: 1" = 100'

DECEMBER 1962



SOUTH. CURRY. ST.

NINTH

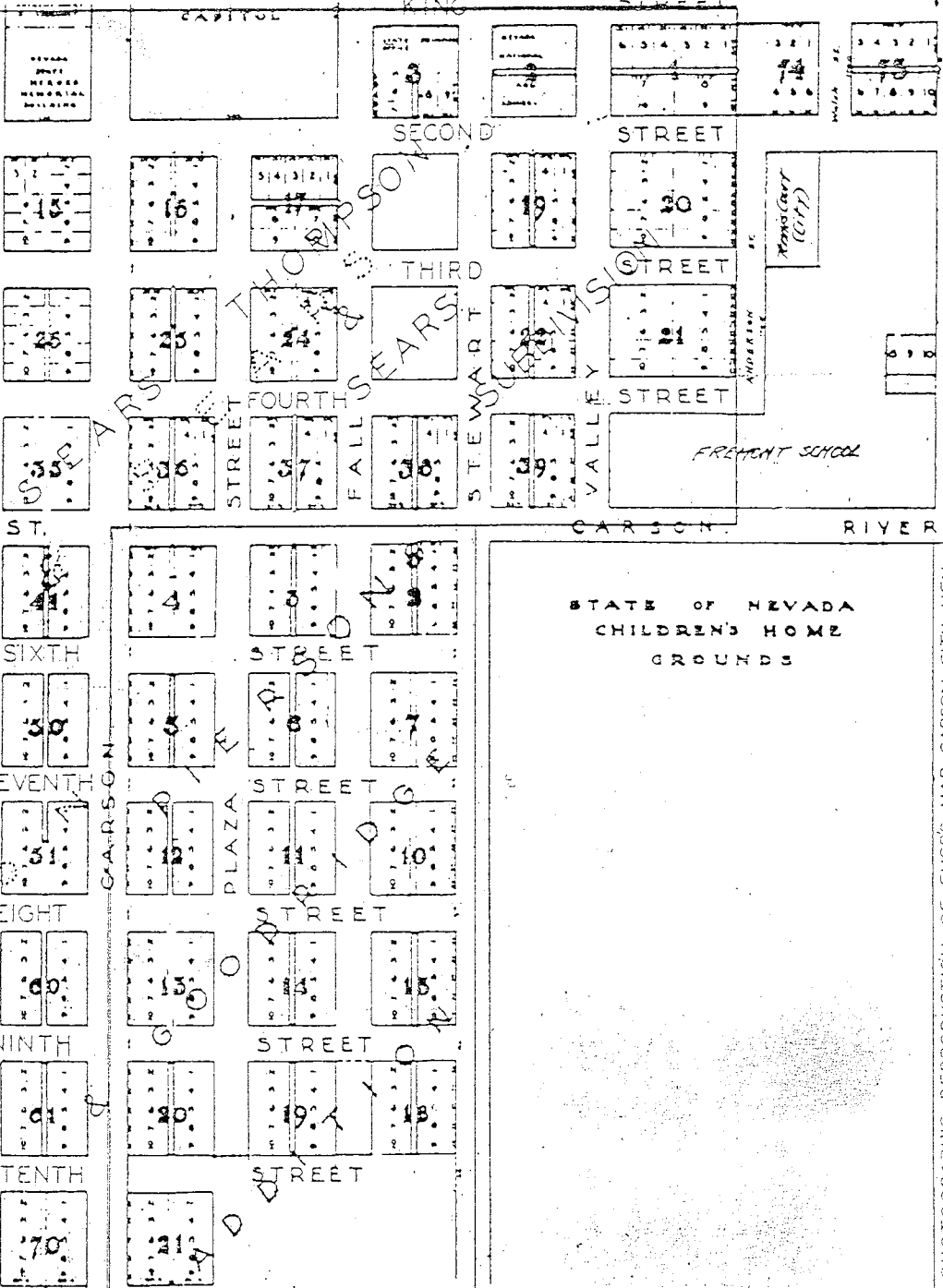
TENTH

EIGHT

SEVENTH

SIXTH

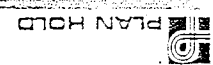
FIFTH ST.



PHOTOGRAPHIC REPRODUCTION OF ENGRS. MAP CARSON CITY, NEV.

OUTLINING: PIERSON & GOODRIDGE ADDITION &  
EAST PART OF SEARS THOMPSON & SEARS SUBDIVISION

BY: HOWARD W. SQUIRES COUNTY ENGINEER



DRAWING NUMBER  
PIERSON & GOODRIDGE ADDITION  
EAST PART OF SEARS THOMPSON & SEARS SUBDIVISION



Title Report:  
Block – 20  
APN- 004-083-09

1. Commercial/Commitment

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 1  
Property Address:

, NV



*First American*

**First American Title Company of Nevada**

**5310 Keitzke Lane, Suite 100  
Reno, NV 89511-2043**

April 04, 2011

Dave Marlow  
Nevada Division of State Lands  
901 South Stewart Street, Suite 5003  
Carson City, NV 89701

Title Officer: William Bernard  
Phone: (775)823-6200

Order Number: 9015-2407721

Property: NV, 004-083-09

Attached please find the following item(s):

Commitment

Thank You for your confidence and support. We at First American Title Insurance Company maintain the fundamental principle:

*Customer First!*

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 2  
Property Address:

, NV

**First American Title Company of Nevada**

**INFORMATION**

The Title Insurance Commitment is a legal contract between you and the company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

This information is not part of the title insurance commitment.

**TABLE OF CONTENTS**

	Page
Agreement to Issue Policy	3
Schedule A	
1. Commitment Date	4
2. Policies to be Issued, Amounts and Proposed Insured	4
3. Interest in the Land and Owner	4
4. Description of the Land	4
Schedule B-1 - Requirements	
Schedule B-2 - Exceptions	
Conditions	

**YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.**  
**If you have any questions about the Commitment,**  
**please contact the issuing office.**





Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 4  
Property Address:

, NV

Authorized Signatory



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 6  
Property Address:

, NV

## SCHEDULE B

### SECTION ONE

#### REQUIREMENTS

The following requirements must be met:

- (A) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (B) Pay us the premiums, fees and charges for the policy.
- (C) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
- (D) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (E) Releases(s) or Reconveyance(s) of Item(s): N/A
- (F) Other:
- (G) You must give us the following information:
  - 1. Any off record leases, surveys, etc.
  - 2. Statement(s) of Identity, all parties.
  - 3. Other:

The following additional requirements, as indicated by "X", must be met:

- ☒ (H) Provide information regarding any off-record matters, which may include, but are not limited to: leases, recent works of improvement, or commitment statements in effect under the Environmental Responsibility Acceptance Act, Civil Code Section 850, et seq.

The Company's Owner's Affidavit form (attached hereto) must be completed and submitted prior to close in order to satisfy this requirement. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

- ☒ (I) An ALTA/ACSM survey of recent date, which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys, must be submitted to the Company for review. This Commitment will then be subject to such further exceptions and/or requirements as may be deemed necessary.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 7  
Property Address:

, NV

- ☐ (J) The following LLC documentation is required from .
- ☐ (K) The following partnership documentation is required from :
- ☐ (L) The following documentation is required from corporation:
- ☐ (M) Based upon the Company's review of that certain partnership/operating agreement dated for the proposed insured herein, the following requirements must be met:

Any further amendments to said agreement must be submitted to the Company, together with an affidavit from one of the general partners or members stating that it is a true copy, that said partnership or limited liability company is in full force and effect, and that there have been no further amendments to the agreement. This Commitment will then be subject to such further requirements as may be deemed necessary.
- ☐ (N) A copy of the complete lease, as referenced in Schedule A, #3 herein, together with any amendments and/or assignments thereto, must be submitted to the Company for review, along with an affidavit executed by the present lessee stating that it is a true copy, that the lease is in full force and effect, and that there have been no further amendments to the lease. This Commitment will then be subject to such further requirements as may be deemed necessary.
- ☒ (O) Approval from the Company's Underwriting Department must be obtained for issuance of the policy contemplated herein and any endorsements requested thereunder. This Commitment will then be subject to such further requirements as may be required to obtain such approval.
- ☒ (P) Potential additional requirements, if ALTA Extended coverage is contemplated hereunder, and work on the land has commenced prior to close, some or all of the following requirements, and any other requirements which may be deemed necessary, may need to be met:
- ☐ (Q) The Company's "Mechanic's Lien Risk Addendum" form must be completed by a Company employee, based upon information furnished by the appropriate parties involved.
- ☐ (R) The Company's "Indemnity Agreement I" must be executed by the appropriate parties.
- ☐ (S) Financial statements from the appropriate parties must be submitted to the Company for review.
- ☐ (T) A copy of the construction contract must be submitted to the Company for review.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 8  
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, NV

- ☐ (U) An inspection of the land must be performed by the Company for verification of the phase of construction.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 9  
Property Address:

, NV

## **SCHEDULE B**

### **SECTION TWO**

#### **EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Water rights, claims or title to water, whether or not shown by the public records.
7. Any taxes that may be due, but not assessed, for new construction which can be assessed on the unsecured property rolls, in the Office of the Carson City County Assessor, per Nevada Revised Statute 361.260.
8. Any lien which may be levied by the Carson City Utilities by reason of said land lying within its boundaries.
9. The property herein described is currently exempt from Carson City County Real Property Taxes, however, upon transfer to a non-exempt entity, taxes will be assessed for the remainder of the current year.  
Assessor's Parcel Number: 004-083-09

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 10  
Property Address:

, NV

10. Reservations and provisions as contained in Patent from the United States of America, recorded January 7, 1867, in Book 9, Page 616 of Deeds.
11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #174 . Reference is hereby made to said plat for particulars.
12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #186 . Reference is hereby made to said plat for particulars.
13. An Easement for public utilities and incidental purposes, recorded November 15, 1977 in Book No. 219, Page 411 as Instrument No. 74963 of Official Records.  
Affects: A portion of the land
14. Any restrictions covering the future use of the land, as disclosed by a "Carson City Redevelopment Project Number One", recorded March 17, 1986 in Book 420, Page 435 , as Instrument No. 43774 of Official Records.
15. An Easement for public utility and drainage and incidental purposes, recorded February 20, 1990 in Book No. N/A as Instrument No. 96615 of Official Records.  
Affects: A portion of the land
16. Any private easements or lesser rights together with the rights, if any, of the County of Carson City , public utilities or special districts, which may not have been affected by the proceedings vacating Valley Street as the same was recorded November 24, 1998 in Book N/A as Instrument No. 226494 of Official Records.
17. Any private easements or lesser rights together with the rights, if any, of the County of Carson City , public utilities or special districts, which may not have been affected by the proceedings vacating East Second Street and East Third Street as the same was recorded November 24, 1998 in Book N/A as Instrument No. 226495 of Official Records.
18. Any claim or loss by reason of that portion of Anderson Street to not be formally abandoned and any rights of the City, County, Public or Utility Companies to that portion of Anderson Street.
19. The lack of a right of access to and from the land.

**NOTE:** Vested Owner has access through ownership of adjacent properties.

20. Existing rights in use in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 11  
Property Address:

, NV

21. 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 public records.
22. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM Survey.
23. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

**INFORMATIONAL NOTES**

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407721  
Page Number: 12  
Property Address:

, NV

## CONDITIONS

### 1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.  
(b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

### 2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

### 3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

### 4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One  
or  
eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

### 5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

## Privacy Policy

### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).

### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

File No. 11-1-2 /  
 Find for record on the request of James L. Smith recorded  
 this 1st day of 1903, at 2 1/2 minutes past 2  
 o'clock P. M., records of Combs County, Nebraska  
James L. Smith  
 County Recorder

016

State of California  
 County of San Francisco 3d. On this Fourth day of  
 December A.D. One Thousand Eight Hundred and Sixty Six, to-  
 wit, Henry Knight, a Commissioner of Lands for the State of  
 Nevada, duly appointed, commissioned, and residing in  
 said City & County, personally appeared the within named  
 James S. Fielder, whose name is subscribed to the annexed  
 Instrument as party thereto, personally known to me to be the  
 individual described in and who executed the said annexed  
 Instrument, and who acknowledged to me that he executed  
 the same freely and voluntarily, and for the uses and purposes  
 therein mentioned. In Witness Whereof, I have hereunto  
 set my hand and official seal, at said  
 City, on the day and year in this Certificate  
 first above written.

Henry Knight

Commissioner of Lands for the State of Nevada.

Witness my hand and official seal, at said City, on the day and year in this Certificate first above written.

The United States of America

Be all to whom these presents shall come, Greeting:  
 Certificate. I, Thomas Samuel Knight, District Judge of the  
 3d Judicial District of the State of Nevada in  
 trust for the single use and benefit of the occupants of the  
 Town of Carson City, Nevada, according to their respective  
 interests, by virtue of an Act of Congress, approved the  
 23rd May 1854, entitled "An Act for the relief of the debtors  
 of towns upon the lands of the United States, under certain  
 circumstances," has deposited in the General Land Office  
 of the United States, a certificate of the Register of the  
 Land Office at Carson City, whereby it appears that full  
 payment has been made by the said Samuel S. Knight,  
 who as aforesaid, and in trust as aforesaid, according  
 to the provisions of the Act of Congress of the 24th of April, 1820,  
 entitled "An Act making further provision for the sale of  
 the public lands," for the first half of Section Seventeen  
 in Township Tenth North of Range Tenth East, in  
 the District of lands subject to Sale at Carson City,  
 Nevada (containing three hundred and twenty acres  
 according to the Official plat of the Survey of the said  
 lands returned to the General Land Office of the

day of  
by Sir, being  
a State of  
ending in  
is claimed  
a common  
we take the  
and cannot  
the executed  
and persons  
present  
at, in said  
certificate

At  
Hence,  
in the  
County of  
District of

under Sealings  
the day of the  
writing, and  
the day of the  
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was the  
the citizen  
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Sealings Office  
of the  
that full  
St. Knight,  
according  
April, 1820,  
in sales of  
Sealings  
East, in  
enriching,

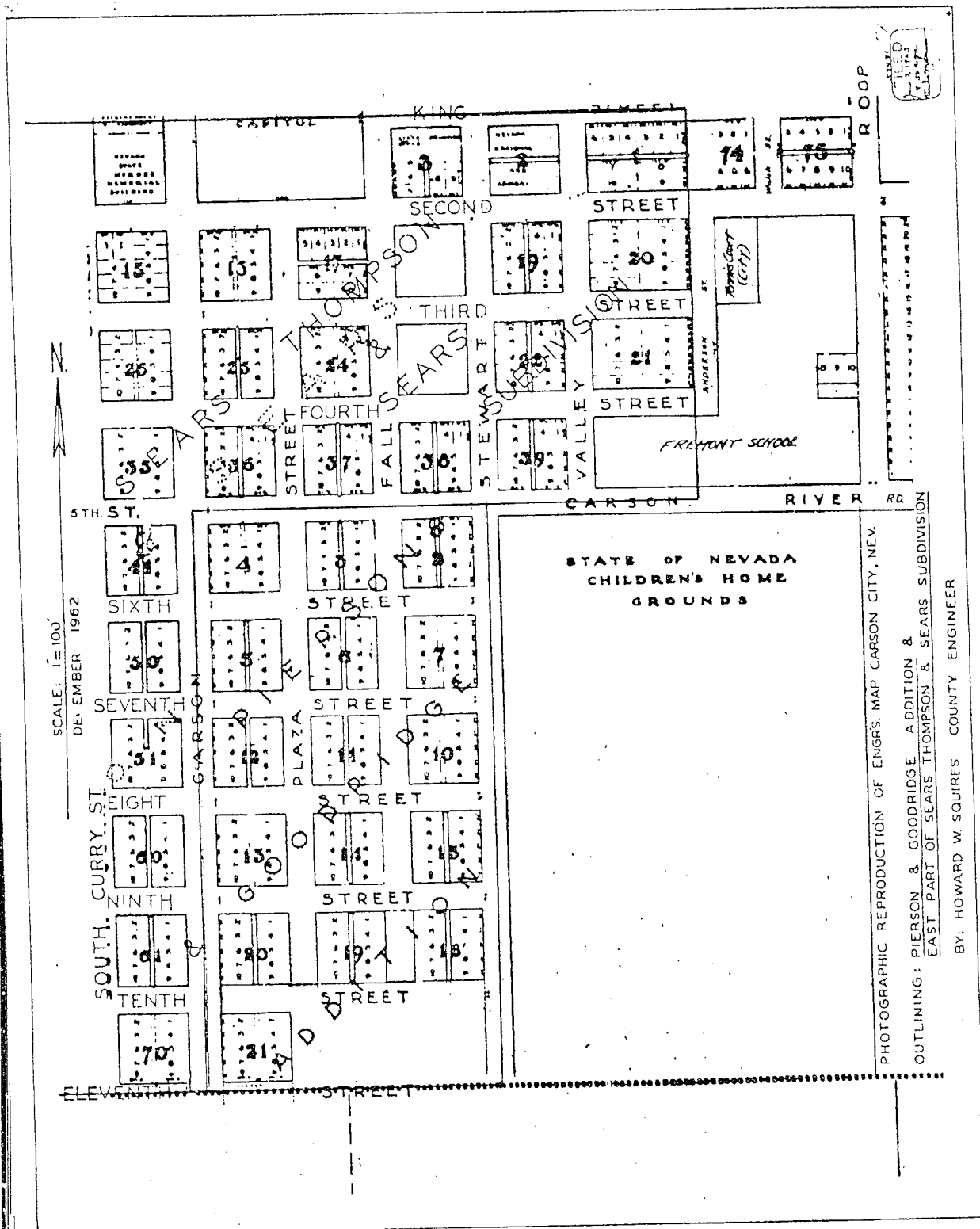
Surveyor General, which said tract has been purchased by the said  
Samuel H. Knight, judge as aforesaid, and in trust for the several  
Heirs known &c. That the United States of America, in consid-  
eration of the premises and in conformity with the several  
Acts of Congress in such case made and provided, have  
given and granted, and by these presents do give and grant,  
unto the said Samuel H. Knight, judge as aforesaid, and in  
trust for the several uses and benefit of the occupants thereof,  
according to their respective interests, under the said Act  
of 23<sup>d</sup> of May, 1820, and to his successors and assigns in  
trust as aforesaid, the said tract as above described; To  
have and to hold the same, together with all the rights,  
privileges, immunities, and appurtenances, of whatever  
nature, thereto belonging, unto the said Samuel H.  
Knight, judge as aforesaid, in trust for the several uses and  
benefit of the occupants thereof, according to their respec-  
tive interests under the said Act of 23<sup>d</sup> May, 1820, and  
to his successors and assigns, in trust as aforesaid,  
saving and excepting, however, in favor of the United States,  
from the conveyance hereby made, all right, title and  
interest of, in and to the following premises, to-wit: Black  
Hemlock, Sixty Five in Block and Green's addition  
to the Town of Carson City, known as the West-Block  
and now held, used and occupied by the United States.

In Testimony whereof, I, Andrew Johnson,  
President of the United States of America, have  
caused, at the City of Washington, D.C., the Seal  
of the General Land Office to be hereunto affixed,  
Given under my hand, at the City of Washington,  
the Seventh day of September in the year of our  
Lord, four thousand hundred and Sixty six, and of  
the Independence of the United States the Ninety  
first. By the President: Andrew Johnson.

By Edw. H. Neill, Secretary  
J. H. Grogan, Recorder of the General Land Office

Recorded, Vol. 1, Page 271  
Examined

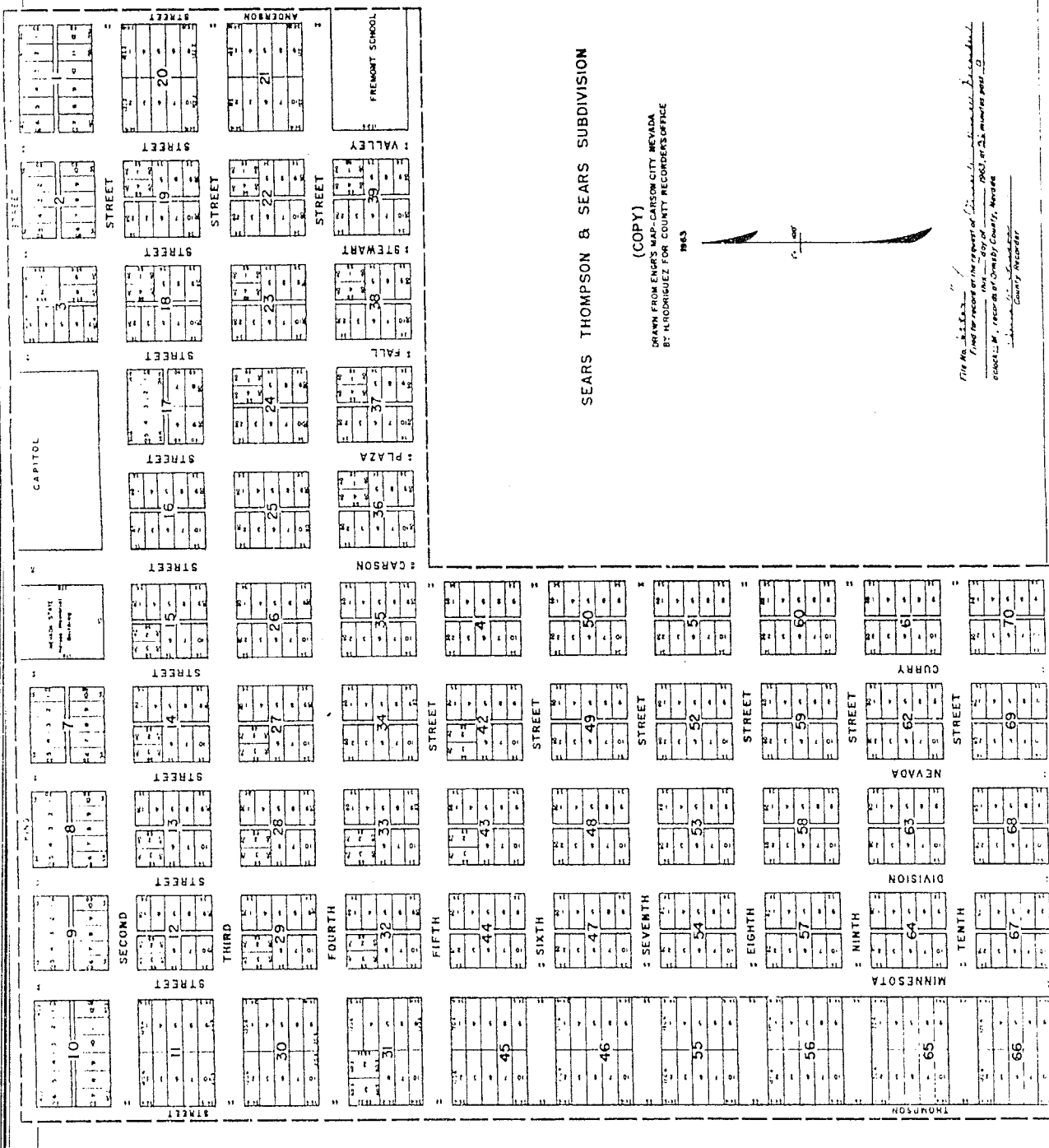
Filed April 14, 1827, for record, and made 3, January, 1828.  
Charles H. H. H. H.



REPRODUCED FROM THE ORIGINAL MAP OF CARSON CITY, NEV. BY THE ENGINEER, HOWARD W. SQUIRES, COUNTY ENGINEER.

PLAN HOLD

PHOTOGRAPHIC REPRODUCTION OF ENGRS. MAP CARSON CITY, NEV.  
 OUTLINING: PIERSON & GOODRIDGE ADDITION &  
 EAST PART OF SEARS THOMPSON & SEARS SUBDIVISION  
 BY: HOWARD W. SQUIRES COUNTY ENGINEER

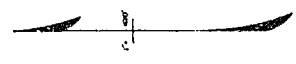


SEARS THOMPSON & SEARS SUBDIVISION

(COPY)

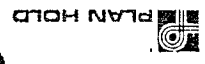
DRAWN FROM ENGINEER'S MAP-CARSON CITY NEVADA  
BY ANDRUEZ FOR COUNTY RECORDERS OFFICE

1963



File No. 11111111  
Find the record of the report of Carson City Nevada  
County Recorder's Office for the year 1963, at Carson City, Nevada  
County Recorder

PLAT NUMBER  
11111111





CARSON CITY REDEVELOPMENT  
PROJECT NUMBER ONE

NOTICE IS HEREBY GIVEN pursuant to NRS 297.603(1) that the Carson City Board of Supervisors has instituted proceedings for the redevelopment of Carson City Redevelopment Project Number One by considering and adopting on first reading an ordinance adopting a final redevelopment plan at a duly noticed public meeting on February 6, 1986 and passed said ordinance on second reading at a duly noticed public meeting on February 20, 1986.

The land within the redevelopment area is described as follows:

Beginning at the corner common to Sections 8, 9, 16 and 17, Township 15 North, Range 20 East, Mount Diablo Meridian, Carson City, Nevada; thence South along the Section Line between Sections 16 and 17 to a point on the South line of U. S. Highway No. 50 (William Street) for the true point of beginning, which is also the Northeast corner of Tax Lot 1, Block 181, Book 2 of Tax Assessors Map, Carson City, Nevada; thence clockwise around said Tax Lot 1 (Mills Park) to East line of Roop Street; thence South along said East line to the North line of Musser Street; thence East along said North line to the East line of Harbin Avenue; thence South along said East line to the south line of Second Street; thence West along said South line to the East line of Roop Street; thence South along said East line to the South line of Little Lane; thence West along said South line and prolongation thereof to the West line of Stewart Street; thence North along said West line to the South line of Block 055, Assessor's Map 4-05; thence West along said South line and prolongation thereof to the West line of Carson Street; thence North along said West line to the South line of Tenth Street; thence West along said South line to the West line of Nevada Street; thence North along said West line to the South line of Fifth Street; thence West along said South line to intersect the South prolongation of the West line of Tax Lot 25, Block 133, Assessor's Map 3-13; thence North along said West line to the South line of Tax Lot 36 said Assessor's Map; thence West along said South line of the Southeast corner of Tax Lot 37, said Assessor's Map; thence North along East line said Tax Lot 37 to the South line of Fourth Street; thence West along said South line to the East line of Tax Lot 38, said Assessor's Map 3-13; thence clockwise around said Tax Lot to the south line of King Street; thence North across said street; thence East along North line of said Street to the Southeast corner of Tax Lot 1, Block 203, Tax Assessor's Map 3-20; thence North on the East line

1 of said Tax Lot 1 to the South line of Musser  
2 Street; thence West on said South line to the West  
3 line of Mountain Street; thence North along said  
4 West line to intersect the West prolongation of the  
5 North line of Fleishman Street; thence East along  
6 the said North line to the West line of Carson  
7 Street; thence North along said West line to  
8 intersect the prolongation of the North line of  
9 Corbett Street; thence East along said North line to  
10 the West line of Fall Street; thence North along  
11 said West line to the North line of Park Street;  
12 thence East along said North line to the East line  
13 of Moody Street; thence South along said East line  
14 to the North line of Corbett Street; thence East  
15 along said North line to the West line of Block 441,  
16 Tax Assessor's Map 2-44; thence clockwise around  
17 said Tax Lot to the West line of Molly Drive thence  
18 North along said West line to the North line of Long  
19 Street; thence East to the East line of Molly Drive;  
20 thence South along said East line to the North line  
21 of Block 441, said Map; thence easterly along said  
22 North line and prolongation thereof to the East line  
23 of State Street; thence south along said East line  
24 to the northerly line of U. S. Highway 50 (William  
25 Street); thence northerly along said line to the  
26 section line between Sections 8 and 9; thence South  
27 on said section line to common corner of Sections 8,  
28 9, 16 and 17; thence south to the point of  
29 beginning, and including 488 acres more or less.

30 DATED this 17 day of MARCH, 1986

31 Dan Flammer  
32 DAN FLAMMER, Mayor

33 ATTEST:

34 Ted P. Thornton  
35 TED P. THORNTON, Clerk

36 FILED FOR RECORD  
37 AT THE REQUEST OF  
38 CARSON CITY - COM. DEV.  
39 86 MAR 17 P2:48

40 FILE NO. 43774  
41 ALAN GLOVER  
42 CARSON CITY RECORDER  
43 BY A. Glover DEPUTY  
44 H/C

45 BOOK 420 PAGE 436

7. Exception\_15\_96615

DIVISION OF  
CITY OF CARSON, STATE OF NEVADA  
BOARD OF SUPERVISORS  
'90 FEB 12 AM 130  
FEBRUARY 1, 1990

NOTICE OF DECISION

ADMIN	
PL II	
PL II	
RW II	
RW I	
TECH	
MA	
WP	
CD	
TABOR	
FILE	

A request, M-89/90-6, was received from the State of Nevada for abandonment of a portion of public right-of-way, namely Valley Street between Musser and Third Streets, pursuant to the requirements of the Carson City Municipal Code.

The Board of Supervisors conducted a public hearing on February 1, 1990, in conformance with City and State legal requirements, and the Board of Supervisors approved M-89/90-6, request from the State of Nevada for abandonment of a portion of public right-of-way, namely Valley Street between Musser and Third Streets, and based its decision on the following findings:

1. The proposed abandonment has been circulated for review and comment by applicable and responsible agencies and has been noticed as required by NRS. Responding agencies have provided evidence that the project meets their standards.
2. Pursuant to NRS 278.480(7), Carson City is to receive reasonable consideration as determined by the Board of Supervisors for the portion of Valley Street being abandoned. The State has indicated that they will agree to cooperate with Carson City in the development of public parking in the area of the Capitol Complex as may be mutually beneficial to both parties and within statutory and fiscal limitations.
3. The proposed abandonment will not materially injure the public should all conditions be enforced.

And subject to the following conditions which are to be integrated into the project as it is to be carried out:

1. Prior to the recordation of said abandonment, the applicant shall be responsible for the submittal of necessary legal documentation and title search material as required by the Department of Public Works in order to fully complete the abandonment process.
2. All Department of Public Works requirements and conditions are incorporated into the report as general conditions of approval.
  - A. Minimum 15-foot wide public utility and drainage easements remain for each of the various utilities within the abandonment, to be centered on the centerline of

//////////  
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//////////


000 96615

NOTICE OF DECISION - BOARD OF SUPERVISORS  
M-89/90-6 - REQUEST FOR ABANDONMENT - STATE OF NEVADA  
February 1, 1990  
Page 2

each facility with the documentation and description of said easements the responsibility of the applicant.

- B. All existing street returns from Valley Street onto the adjoining Carson City streets shall be properly closed off to Carson City standards at the time that the Valley Street facility is discontinued as an accessway at the expense of the applicant.
3. That the State cooperate with Carson City in the development of public parking in the area of the Capitol Complex as may be mutually beneficial to both parties and within statutory and fiscal limitations.

This decision was made on a vote of 5 ayes, 0 naves, and 0 absent.

  
Walter A. Sullivan, Director  
Community Development Department

Mailed 2/8/90 By TL

FILED IN RECORD  
LIST OF  
*NEV. Division of State Lands*  
90 FEB 20 12:43  
FILE 000 96615  
BY *M. Perondi* DEPUTY  
*N.C.*

/////////  
/////////  
/////////

000 96615

1 AN ORDER ABANDONING AN APPROXIMATE 66 FOOT WIDE BY 170  
2 FOOT LONG PUBLIC RIGHT-OF-WAY LOCATED ON VALLEY STREET  
3 BETWEEN THIRD STREET AND SECOND STREET, ADJACENT TO  
4 APN 4-081-01 AND 4-083-01, AND AN ORDER ABANDONING AN  
5 APPROXIMATE 66 FOOT WIDE BY 170.8 FOOT LONG RIGHT-OF-WAY  
6 LOCATED ON VALLEY STREET BETWEEN SECOND STREET AND  
7 KING STREET ADJACENT TO APN'S 4-187-01 AND 4-194-01; AND AN  
8 ORDER ABANDONING AN APPROXIMATE 66 FOOT WIDE BY 170  
9 FOOT LONG RIGHT-OF-WAY LOCATED ON VALLEY STREET  
10 BETWEEN KING STREET AND MUSSER STREET, ADJACENT TO  
11 APN'S 4-186-01 AND 4-193-01 IN CARSON CITY, NEVADA.

12 WHEREAS, on December 11, 1989, the State of Nevada, filed a written  
13 application seeking vacation and abandonment of an approximate 66 foot wide  
14 by 170 foot long public right-of-way, located on Valley Street between Third  
15 Street and Second Street, adjacent to Assessor Parcel Numbers 4-081-01 and  
16 4-083-01; and an order abandoning an approximate 66 foot wide by 170.8 foot  
17 long public right-of-way, located on Valley Street between Second Street and  
18 King Street adjacent to Assessor Parcel Numbers 4-187-01 and 4-194-01; and  
19 an order abandoning an approximate 66 foot wide by 170 foot long right-of-way  
20 located on Valley Street between King Street and Musser Street, adjacent to  
21 Assessor Parcel Numbers 4-186-01 and 4-193-01 in Carson City, Nevada; and

22 WHEREAS, said application was thereafter referred to the Carson City  
23 Regional Planning Commission; and

24 WHEREAS, the subject right-of-way was dedicated to Carson City in  
25 January of 1875, by Sears and Thompson Subdivision map; and

26 WHEREAS, a public hearing was thereafter duly noticed and held before  
27 the Carson City Regional Planning Commission on January 30, 1990, at which  
28 time the Commission recommended approval of abandonment of the right-of-way  
29 in question; and

30 WHEREAS, the Carson City Board of Supervisors, at their regularly and  
31 duly noticed meeting of February 1, 1990, found that the public would not be  
32 materially injured by the proposed vacation and accordingly ordered the  
33 abandonment of the public right-of-way in question pursuant to the provisions of

1 NRS 278.480 which among its provisions requires a written order to be prepared  
2 and recorded in the office of the Carson City Recorder; and

3 WHEREAS, the vacation and abandonment of the street right-of-way is  
4 more particularly described on the attached Exhibit "A", and shown on Exhibit  
5 "B".

6 NOW, THEREFORE, the Board of Supervisors hereby orders:

7 1. That the above-described right-of-way is hereby abandoned  
8 according to the provisions of NRS 278.480

9 2. That if Carson City or a utility company has a utility or an easement  
10 over or under the property hereby vacated and abandoned by this order, said  
11 easement or easements shall be continued and shall not be affected by the  
12 abandonment.

13 ORDERED this 1st day of February, 1999, by the  
14 Carson City Board of Supervisors.

15 CARSON CITY,

16  
17 By: Ray Masayko

18 RAY MASAYKO, Mayor

19  
20 ATTEST:

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Alan Glover  
ALAN GLOVER, Clerk Recorder

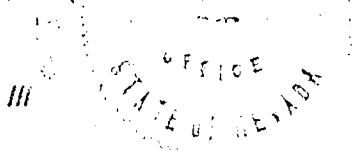


EXHIBIT "A"

CARSON CITY  
ROAD ABANDONMENT  
VALLEY STREET  
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the southeast corner of Block 19 of Sears, Thompson & Sears Subdivision, said point being on the westerly line of Valley Street; thence northerly along the easterly line of said Block 19 a distance of 170 feet to the northeast corner of said Block 19; thence northerly 66 feet to the southeast corner of Block 2 of said Sears, Thompson & Sears Subdivision; thence northerly along the easterly line of said Block 2 a distance of 170.8 feet to the northeast corner of said Block 2; thence northerly 80 feet to the southeast corner of Block 4 of said Musser Subdivision; thence northerly along the easterly line of said Block 4 a distance of 170 feet to the northeast corner of said Block 4; thence easterly, leaving the westerly line of said Valley Street, 66 feet to the northwest corner of Block 3 of said Musser Subdivision, said point being on the easterly line of said Valley Street; thence southerly along the westerly line of said Block 3 a distance of 170 feet to the southwest corner of said Block 3; thence southerly 80 feet to the northwest corner of Block 1 of said Sears, Thompson & Sears Subdivision; thence southerly along the westerly line of said Block 1 a distance of 170.8 feet to the southwest corner of said Block 1; thence southerly 66 feet to the northwest corner of Block 20 of said Sears, Thompson & Sears Subdivision; thence southerly along the westerly line of said Block 20 a distance of 170 feet to the southwest corner of said Block 20; thence westerly, leaving the easterly line of said Walsh Street; a distance of 66 feet to the point of beginning.

EXCEPTING THERFROM:

That portion of the described area lying within East King Street & that portion lying within East Second Street.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Pence, January 1875" located in the Recorder's Office of Carson City, Nevada.

Jon B. Loder, PLS 10842

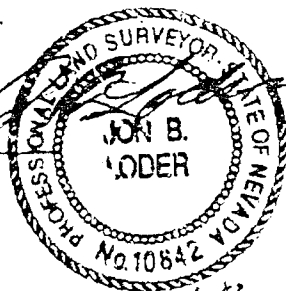
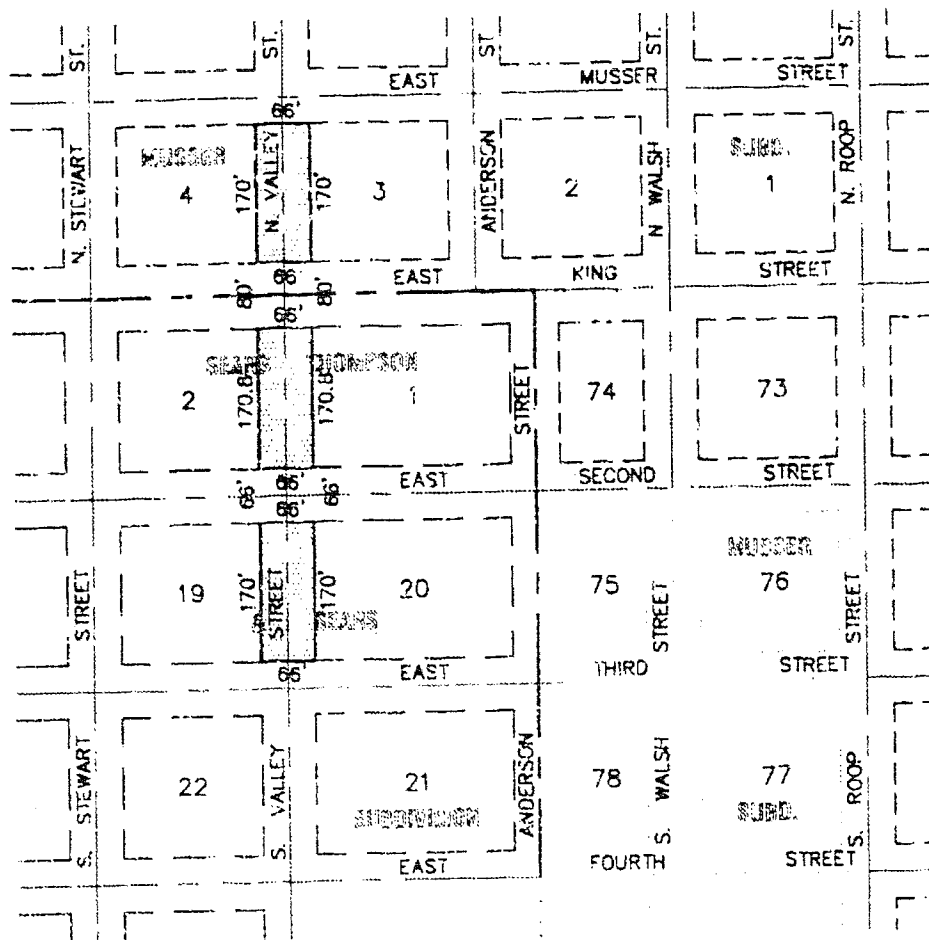


EXHIBIT "B"  
CARSON CITY  
ROAD ABANDONMENT  
VALLEY STREET



**CEN** Inc. CONSULTING  
ENGINEERS-SURVEYORS  
1800 TERMINAL BLVD., SUITE 1  
RENO, NEVADA 89502 PHONE 785-223-0244



First American Title

FILED FOR RECORD  
AT THE REQUEST OF  
*Carson City*  
98 NOV 24 AM 10:48

FILE NO. 226494  
ALAN GLOVER  
CARSON CITY RECORDER  
FEE \$1.00 DEPT. 226

226494

1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE  
2 66 FOOT WIDE BY 511 FOOT LONG PORTION OF THE PUBLIC  
3 RIGHT-OF-WAY LOCATED ON EAST THIRD STREET BETWEEN SOUTH  
4 STEWART STREET AND SOUTH ANDERSON STREET, ADJACENT TO  
5 APN'S 4-081-01, 4-083-01 AND 4-083-06 IN CARSON CITY,  
6 NEVADA.

7 WHEREAS, on March 20, 1998, the State of Nevada filed a  
8 written application seeking vacation and abandonment of an  
9 approximate 66 foot wide by 511 foot long portion of the public  
10 right-of-way, located on East Third Street between South Stewart  
11 Street and South Anderson Street adjacent to APN's 4-081-01, 4-  
12 083-01 and 4-083-06 in Carson City, Nevada; and

13 WHEREAS, said application was thereafter referred to the  
14 Carson City Regional Planning Commission; and

15 WHEREAS, the application was submitted by a public agency  
16 which seeks to use the property for the purpose of parking and  
17 to allow for implementation of the State's Capitol Complex Plan,  
18 which provides a public benefit to the citizens of Carson City;  
19 and

20 WHEREAS, a public hearing was thereafter duly noticed and  
21 held before the Carson City Regional Planning Commission on May  
22 27, 1998, at which time the Commission recommended approval of  
23 abandonment of the right-of-way in question; and

24 WHEREAS, the Carson City Board of Supervisors, at their  
25 regularly and duly noticed meeting of September 17, 1998, found  
26 that the public would not be materially injured by the proposed  
27 vacation and accordingly ordered the abandonment of the public  
28 right-of-way in question pursuant to the provisions of NRS  
29 278.480 which among its provisions requires a written order to  
30 be prepared and recorded in the office of the Carson City  
31 Recorder; and

1 WHEREAS, the vacation and abandonment of the street  
2 right-of-way is more particularly described on the attached  
3 Exhibit "A", shown on Exhibit "B", and attached utility  
4 statements on Exhibit "C".

5 NOW, THEREFORE, the Board of Supervisors hereby orders:

6 1. That the above-described right-of-way is hereby  
7 abandoned according to the provisions of NRS 278.480.

8 2. That if Carson City or a utility company has a  
9 utility or an easement over or under the property hereby  
10 vacated and abandoned by this order, said easement or  
11 easements shall be continued and shall not be affected by  
12 the abandonment.

13 3. That the abandonment set forth in this order is  
14 conditional upon the use of the property as set forth above.  
15 Any changes in that use must be approved by the Board of  
16 Supervisors after a hearing to determine the public benefit  
17 of the proposed change in use.

18 4. That the failure of the applicant to use the  
19 property for the approve purpose shall cause title to the  
20 property to revert to Carson City.

21 ORDERED this 17th day of September, 1998,  
22 by the Carson City Board of Supervisors.

23 CARSON CITY,

24  
25 By:   
RAY MASAYKO, Mayor

26  
27  
28   
CLERK/Recorder

EXHIBIT "A"

CARSON CITY  
ROAD ABANDONMENT  
EAST THIRD STREET  
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the northwest corner of Block 22 of Sears, Thompson and Sears Subdivision, said point being on the southerly line of East Third Street; thence northerly 66 feet to the southwest corner of Block 19 of said Sears, Thompson and Sears Subdivision, being on the northerly line of said East Third Street; thence easterly along the southerly line of said block 19 a distance of 170.5 feet to the southeast corner of said Block 19; thence easterly 66 feet to the southwest corner of Block 20 of said Sears, Thompson and Sears Subdivision; thence easterly along the southerly line of said Block 20 a distance of 244.6 feet to the southeast corner of said Block 20; thence easterly along the projection of the southerly line of said Block 20 a distance of 30 feet to the centerline of Anderson Street; thence southerly along said centerline 33 feet to the centerline of said East Third Street; thence along said centerline easterly 30 feet to the northerly projection of the westerly line of Block 78 of Musser Subdivision; thence southerly 33 feet to the northwest corner of Block 78 of said Musser Subdivision, being on the southerly line of said East Third Street; thence westerly 60 feet to the northeast corner of Block 21 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 21 a distance of 244.6 feet to the northwest corner of said Block 21; thence westerly 66 feet to the northeast corner of Block 22 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 22 a distance of 170 feet to the point of beginning.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

Jon B. Loder, PLS 10842

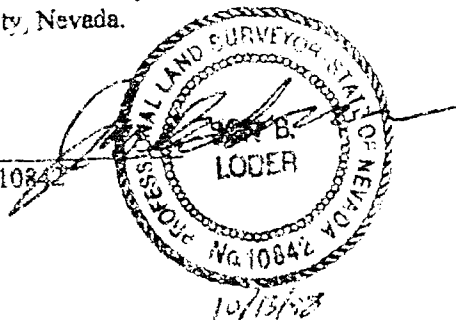
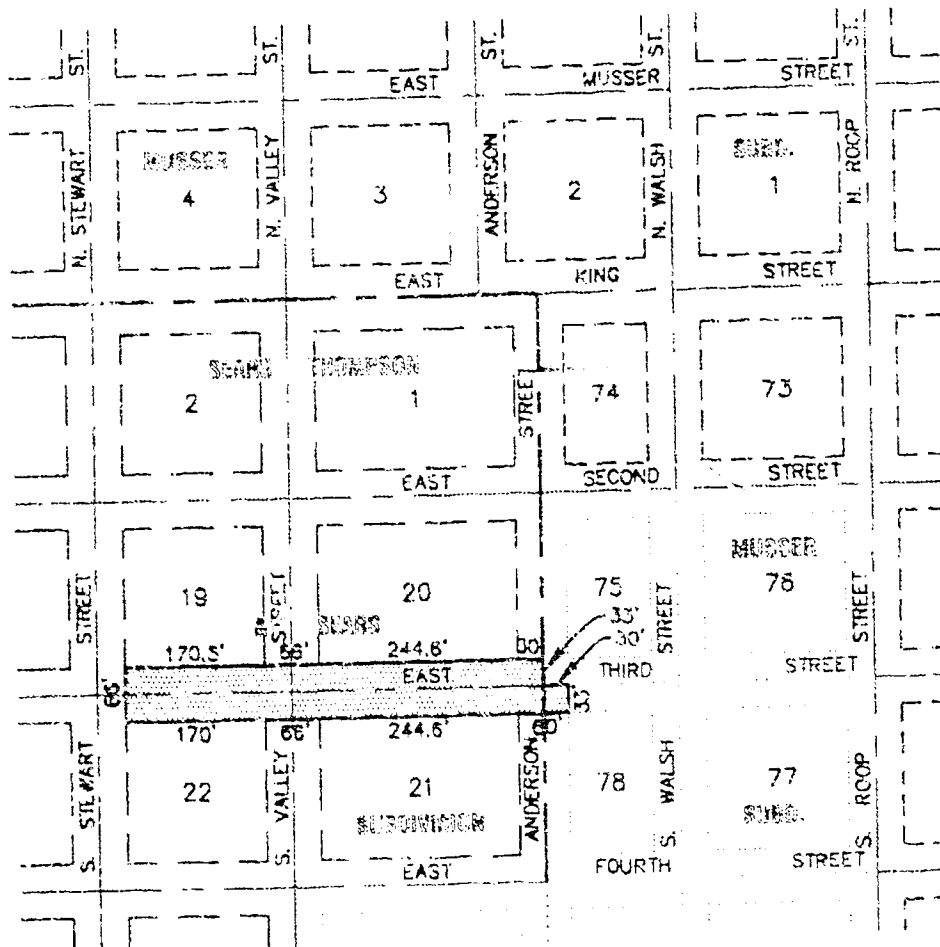


EXHIBIT "B"  
CARSON CITY  
ROAD ABANDONMENT  
EAST THIRD STREET

1"=200'



**CNA** CONSULTING CIVIL ENGINEERS-SURVEYORS  
1800 FEDERAL WAY, SUITE 1  
RENO, NEVADA 89501  
PHONE 799-323-0244

1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE  
2 66 FOOT WIDE BY 420 FOOT LONG PUBLIC RIGHT-OF-WAY  
3 LOCATED ON NORTH/SOUTH WALSH STREET BETWEEN EAST MUSSEY  
4 STREET AND EAST SECOND STREET, ON PROPERTY ZONED PUBLIC  
(P), ADJACENT TO APN'S 4-185-03, 4-185-04, 4-184-01,  
4-184-05, 4-187-02, 4-187-03, 4-188-01 AND 4-188-03, IN  
CARSON CITY, NEVADA.

5 WHEREAS, on March 20, 1998, the State of Nevada, filed  
6 a written application seeking vacation and abandonment of an  
7 approximate 66 foot wide by 420 foot long public right-of-  
8 way, located on North/South Walsh Street Between East Mussey  
9 Street and East Second Street, on property zoned Public (P),  
10 adjacent to APN'S 4-185-03, 4-185-04, 4-184-01, 4-184-05,  
11 4-187-02, 4-187-03, 4-188-01 and 4-188-03, in Carson City,  
12 Nevada; and

13 WHEREAS, said application was thereafter referred to  
14 the Carson City Regional Planning Commission; and

15 WHEREAS, the application was submitted by a public  
16 agency which seeks to use the property for the purpose  
17 parking and to allow for implementation of the State's  
18 Capitol Complex Plan, which provides a public benefit to the  
19 citizens of Carson City; and

20 WHEREAS, a public hearing was thereafter duly noticed  
21 and held before the Carson City Regional Planning Commission  
22 on April 29, 1998, at which time the Commission recommended  
23 approval of abandonment of the right-of-way in question; and

24 WHEREAS, the Carson City Board of Supervisors, at their  
25 regularly and duly noticed meeting of September 3, 1998,  
26 found that the public would not be materially injured by the  
27 proposed vacation and accordingly ordered the abandonment of  
28 the public right-of-way in question pursuant to the

1 provisions of NRS 278.480 which among its provisions  
2 requires a written order to be prepared and recorded in the  
3 office of the Carson City Recorder; and

4 WHEREAS, the vacation and abandonment of the street  
5 right-of-way is more particularly described on the attached  
6 Exhibit "A", shown on Exhibit "B", and attached utility  
7 statements on Exhibit "C".

8 NOW, THEREFORE, the Board of Supervisors hereby orders:

9 1. That the above-described right-of-way is hereby  
10 abandoned according to the provisions of NRS 278.480.

11 2. That if Carson City or a utility company has a  
12 utility or an easement over or under the property hereby  
13 vacated and abandoned by this order, said easement or  
14 easements shall be continued and shall not be affected by  
15 the abandonment.

16 3. That the abandonment set forth in this order is  
17 conditional upon the use of the property as set forth above.  
18 Any change in that use must be approved by the Board of  
19 Supervisors after a hearing to determine the public benefit  
20 of the proposed change in use.

21 4. The failure of the applicant to use the property  
22 for the approved purpose shall cause title to the property  
23 to revert to Carson City.

24 ORDERED this 3rd day of September, 1998,  
25 by the Carson City Board of Supervisors.

26 CARSON CITY,

27 By: 

28 RAY MABAYKO, Mayor

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ATTEST:

ALAN GLOVER, Clerk/Recorder



EXHIBIT "A"

CARSON CITY  
ROAD ABANDONMENT  
WALSH STREET  
(PORTION)

All that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the southeast corner of Block 74 of Musser Subdivision, said point being on the westerly line of Walsh Street; thence northerly along the easterly line of said Block 74 a distance of 170.8 feet to the northeast corner of said Block 74; thence northerly 80 feet to the southeast corner of Block 2 of said Musser Subdivision; thence northerly along the easterly line of said Block 2 a distance of 170 feet to the northeast corner of said Block 2; thence easterly, leaving the westerly line of said Walsh Street, 66 feet to the northwest corner of Block 1 of said Musser Subdivision, said point being on the easterly line of said Walsh Street; thence southerly along the westerly line of said Block 1 a distance of 170 feet to the southwest corner of said Block 1; thence southerly 80 feet to the northwest corner of Block 73 of said Musser Subdivision; thence southerly along the westerly line of said Block 73 a distance of 170.8 feet to the southwest corner of said Block 73; thence westerly, leaving the easterly line of said Walsh Street; a distance of 66 feet to the point of beginning.

EXCEPTING THEREFROM:

That portion of the described area lying within East King Street.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.H. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

Jon B. Loder, PLS 10842

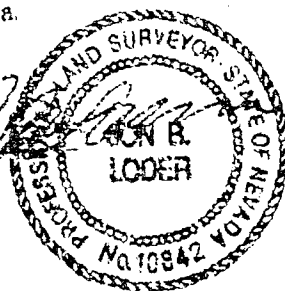
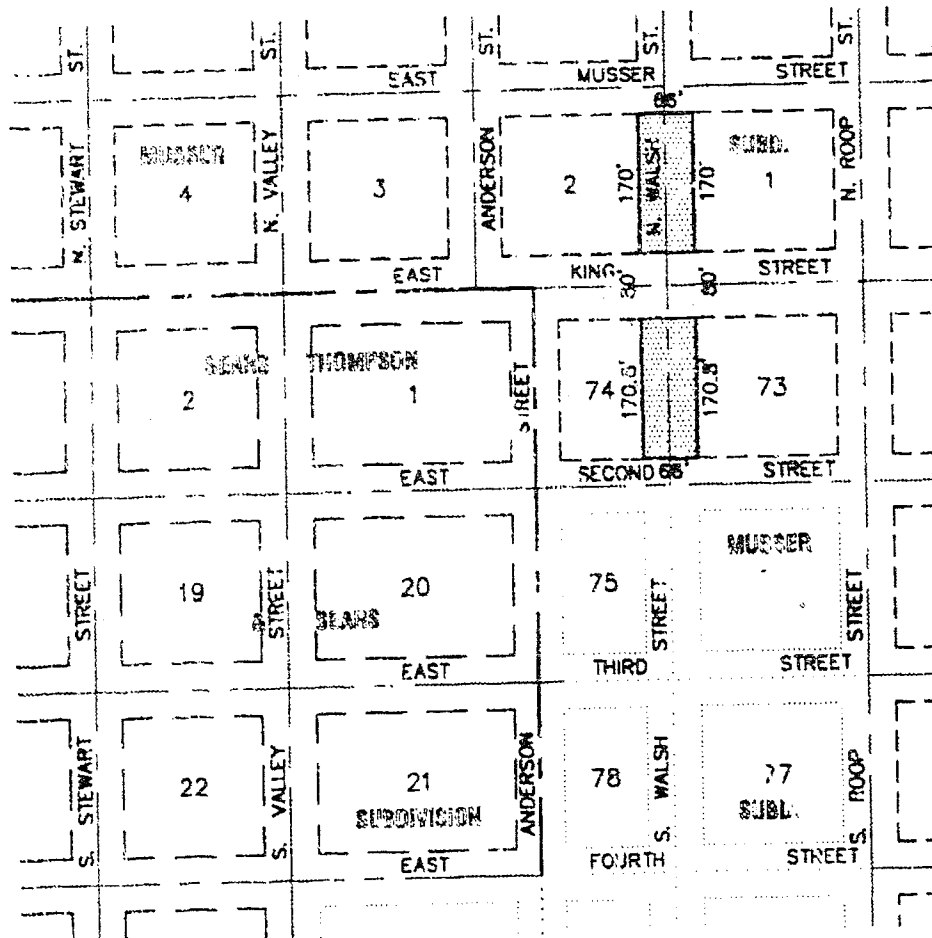


EXHIBIT "B"  
CARSON CITY  
ROAD ABANDONMENT  
WALSH STREET



**CEN** CONSULTING CIVIL ENGINEERS-SURVEYORS  
 1000 FEDERAL BLDG. SUITE 1000  
 LAS VEGAS, NEVADA 89101  
 PHONE 782-523-8844

1 AM ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE  
2 66 FOOT WIDE BY 879 FOOT LONG PUBLIC RIGHT-OF-WAY  
3 LOCATED ON EAST SECOND STREET BETWEEN SOUTH STEWART  
4 STREET AND SOUTH ROOP STREET, ON PROPERTY ZONED PUBLIC  
(P), ADJACENT TO APN'S 4-194-01, 4-081-01, 4-083-01,  
4-083-04, 4-083-03, 4-187-01, 4-187-03, 4-188-02 AND  
4-188-03, IN CARSON CITY, NEVADA.

5 WHEREAS, on March 20, 1998, the State of Nevada, filed  
6 a written application seeking vacation and abandonment of an  
7 approximate 66 foot wide by 879 foot long public right-of-  
8 way, located on East Second Street between South Stewart  
9 Street and South Roop Street, on property zoned Public (P),  
10 adjacent to APN's 4-194-01, 4-081-01, 4-083-01, 4-083-04,  
11 4-083-03, 4-187-01, 4-187-03, 4-188-02 and 4-188-03, in  
12 Carson City, Nevada; and

13 WHEREAS, said application was thereafter referred to  
14 the Carson City Regional Planning Commission; and

15 WHEREAS, the application was submitted by a public  
16 agency which seeks to use the property for the purpose of  
17 parking and to allow for implementation of the State's  
18 Capitol Complex Plan, which provides a public benefit to the  
19 citizens of Carson City; and

20 WHEREAS, a public hearing was thereafter duly noticed  
21 and held before the Carson City Regional Planning Commission  
22 on April 29, 1998, at which time the Commission recommended  
23 approval of abandonment of the right-of-way in question; and

24 WHEREAS, the Carson City Board of Supervisors, at their  
25 regularly and duly noticed meeting of September 3,  
26 found that the public would not be materially injured by the  
27 proposed vacation and accordingly ordered the abandonment of  
28 the public right-of-way in question pursuant to the

1 provisions of NRS 278.480 which among its provisions  
2 requires a written order to be prepared and recorded in the  
3 office of the Carson City Recorder; and

4 WHEREAS, the vacation and abandonment of the street  
5 right-of-way is more particularly described on the attached  
6 Exhibit "A", shown on Exhibit "B", and attached utility  
7 statements on Exhibit "C".

8 NOW, THEREFORE, the Board of Supervisors hereby orders:

9 1. That the above-described right-of-way is hereby  
10 abandoned according to the provisions of NRS 278.480.

11 2. That if Carson City or a utility company has a  
12 utility or an easement over or under the property hereby  
13 vacated and abandoned by this order, said easement or  
14 easements shall be continued and shall not be affected by  
15 the abandonment.

16 3. That the abandonment set forth in this order is  
17 conditional upon the use of the property as set forth above.  
18 Any change in that use must be approved by the Board of  
19 Supervisors after a hearing to determine the public benefit  
20 of the proposed change in use.

21 4. The failure of the applicant to use the property  
22 for the approved purpose shall cause title to the property  
23 to revert to Carson City.

24 ORDERED this 3rd day of September, 1993,  
25 by the Carson City Board of Supervisors.

26 CARSON CITY,

27 By:   
28 RAY MASAYKO, Mayor

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ATTEST:

  
ALAN GLOVER, Clerk/Recorder

## EXHIBIT "A"

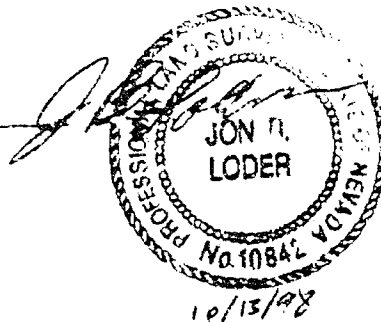
CARSON CITY  
ROAD ABANDONMENT  
EAST SECOND STREET  
(PORTION)

All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the northwest corner of Block 19 of Sears, Thompson and Sears Subdivision, said point being on the southerly line of East Second Street; thence northerly 66 feet to the southwest corner of Block 2 of said Sears, Thompson and Sears Subdivision, being on the northerly line of said East Second Street; thence easterly along the southerly line of said Block 2 a distance of 170.5 feet to the southeast corner of said Block 2; thence easterly 66 feet to the southwest corner of Block 1 of said Sears, Thompson and Sears Subdivision; thence easterly along the southerly line of said Block 1 a distance of 244.6 feet to the southeast corner of said Block 1; thence easterly 60 feet to the southwest corner of Block 74 of Musser Subdivision; thence easterly along the southerly line of said Block 74 a distance of 102 feet to the southeast corner of said Block 74; thence easterly 66 feet to the southwest corner of Block 73 of said Musser Subdivision; thence easterly along the southerly line of said Block 73 a distance of 170 feet to the southeast corner of said Block 73; thence southerly, leaving said northerly line of East Second Street, 66 feet to the northeast corner of Block 76 of said Musser Subdivision, being on the southerly line of said East Second Street; thence westerly along the northerly line of said Block 76 a distance of 170 feet to the northwest corner of said Block 76; thence westerly 66 feet to the northeast corner of Block 75 of said Musser Subdivision; thence westerly along the northerly line of said Block 75 a distance of 102 feet to the northwest corner of said Block 75; thence westerly 60 feet to the northeast corner of Block 20 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 20 a distance of 244.6 feet to the northwest corner of said Block 20; thence westerly 66 feet to the northeast corner of Block 19 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 19 a distance of 170.5 feet to the point of beginning.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bender, January 1875" located in the Recorder's Office of Carson City, Nevada.

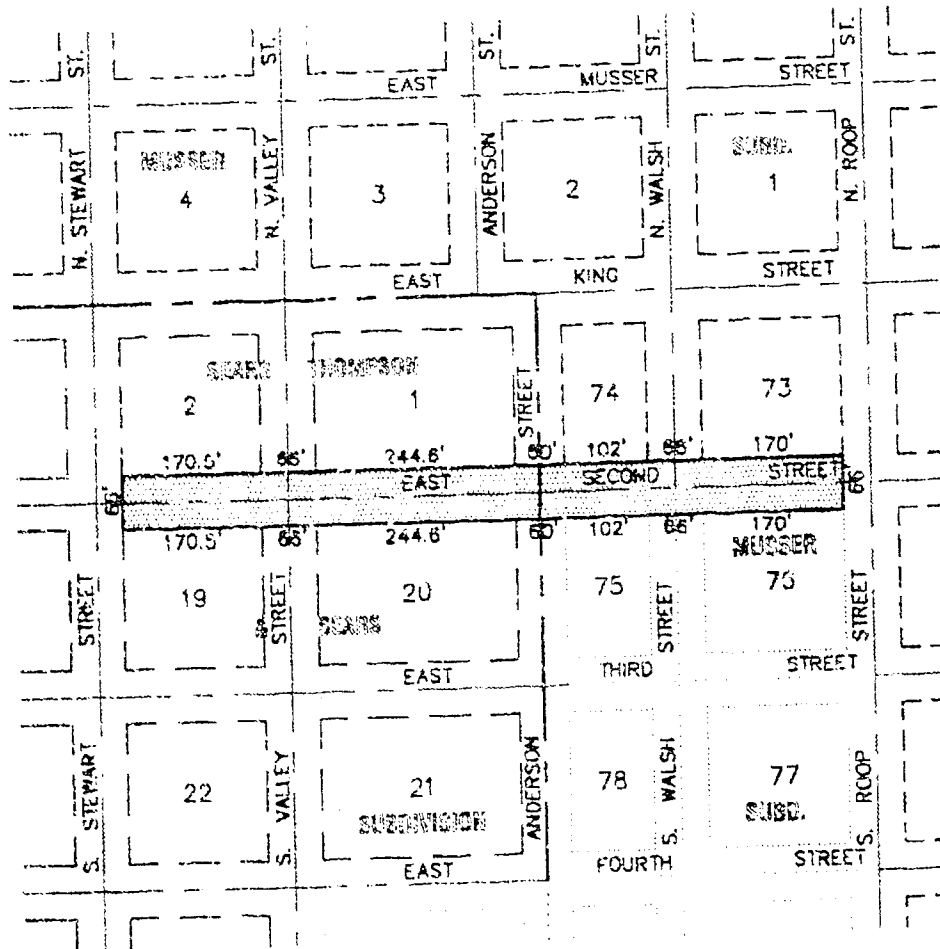
Jon B. Loder, PLS 10842



Revised October 8, 1998

226405

1" = 200'



**CONSULTING CIVIL ENGINEERS-SURVEYORS**  
1100 TORRENTIAL HWY, SUITE 1  
KING, MALAYSIA 00000  
PHONE 708-323-0844

RECEIVED: 05/07/88

228495

1 AN ORDER ABANDONING TO A PUBLIC AGENCY AN APPROXIMATE  
2 80 FOOT WIDE BY 879 FOOT LONG PUBLIC RIGHT-OF-WAY  
3 LOCATED ON EAST KING STREET BETWEEN NORTH/SOUTH STEWART  
4 STREET AND NORTH/SOUTH ROOP STREET, ON PROPERTY ZONED  
5 PUBLIC (P), ADJACENT TO APN'S 4-193-01, 4-194-01,  
6 4-187-01, 4-185-04, 4-186-01, 4-187-02, 4-184-04,  
7 4-184-05, 4-188-01 AND 4-188-02, IN CARSON CITY,  
8 NEVADA.

9 WHEREAS, on March 20, 1998, the State of Nevada filed a  
10 written application seeking vacation and abandonment of an  
11 approximate 80 foot wide by 879 foot long public right-of-  
12 way located on East King Street between North/South Stewart  
13 Street and North/South Roop Street, on property zoned Public  
14 (P), adjacent to APN'S 4-193-01, 4-194-01, 4-187-01,  
15 4-185-04, 4-186-01, 4-187-02, 4-184-04, 4-184-05, 4-188-01  
16 and 4-188-02 in Carson City, Nevada; and

17 WHEREAS, said application was thereafter referred to  
18 the Carson City Regional Planning Commission; and

19 WHEREAS, the application was submitted by a public  
20 agency which seeks to use the property for the purpose of  
21 parking and to allow for implementation of the State's  
22 Capitol Complex Plan, which provides a public benefit to the  
23 citizens of Carson City; and

24 WHEREAS, a public hearing was thereafter duly noticed  
25 and held before the Carson City Regional Planning Commission  
26 on April 29, 1998, at which time the Commission recommended  
27 approval of abandonment of the right-of-way in question; and

28 WHEREAS, the Carson City Board of Supervisors, at their  
regularly and duly noticed meeting of September 3, 1998,  
found that the public would not be materially injured by the  
proposed vacation and accordingly ordered the abandonment of



1 the public right-of-way in question pursuant to the  
2 provisions of NRS 278.480 which among its provisions  
3 requires a written order to be prepared and recorded in the  
4 office of the Carson City Recorder; and

5 WHEREAS, the vacation and abandonment of the street  
6 right-of-way is more particularly described on the attached  
7 Exhibit "A", shown on Exhibit "B", and attached utility  
8 statements on Exhibit "C".

9 NOW, THEREFORE, the Board of Supervisors hereby orders:

10 1. That the above-described right-of-way is hereby  
11 abandoned according to the provisions of NRS 278.480.

12 2. That if Carson City or a utility company has a  
13 utility or an easement over or under the property hereby  
14 vacated and abandoned by this order, said easement or  
15 easements shall be continued and shall not be affected by  
16 the abandonment.

17 3. That the abandonment set forth in this order is  
18 conditional upon the use of the property as set forth above.  
19 Any change in that use must be approved by the Board of  
20 Supervisors after a hearing to determine the public benefit  
21 of the proposed change in use.

22 4. The failure of the applicant to use the property  
23 for the approved purpose shall cause title to the property  
24 to revert to Carson City.

25 ORDERED this 3rd day of September, 1998,  
26 by the Carson City Board of Supervisors.

27

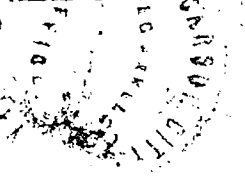
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CARSON CITY,

By: *Ray Masayko*  
RAY MASAYKO, Mayor

ATTEST:

*Alab Glover*  
ALAB GLOVER, Clerk/Recorder



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EXHIBIT "A"

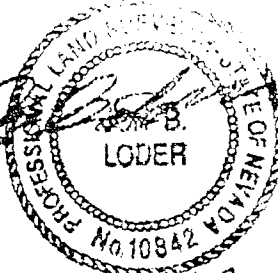
CARSON CITY  
ROAD ABANDONMENT  
EAST KING STREET  
(PORTION)

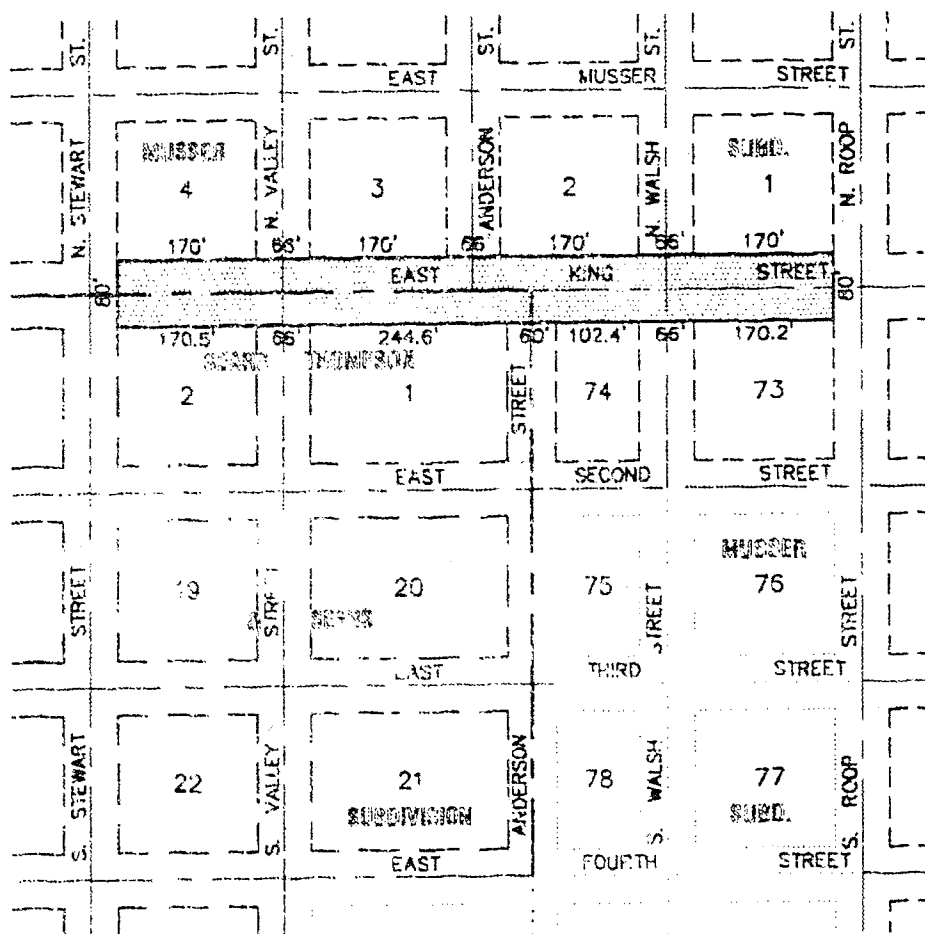
All that portion of Sears, Thompson and Sears Subdivision and that portion of Musser Subdivision, being in Section 17, Township 15 North, Range 20 East, Mount Diablo Meridian, in Carson City, State of Nevada, described as follows:

Beginning at the northwest corner of Block 2 of Sears, Thompson and Sears Subdivision, said point being on the southerly line of East King Street; thence northerly 80 feet to the southwest corner of Block 4 of Musser Subdivision being on the northerly line of said East King Street; thence easterly along said southerly line of said Block 4 a distance of 170 feet to the southeast corner of said Block 4; thence easterly 66 feet to the southwest corner of Block 3 of said Musser Subdivision; thence easterly along the southerly line of said Block 3 a distance of 170 feet to the southeast corner of said Block 3; thence easterly 66 feet to the southwest corner of Block 2 of said Musser Subdivision; thence easterly along the southerly line of said Block 2 a distance of 170 feet to the southeast corner of said Block 2; thence easterly 66 feet to the southwest corner of Block 1 of said Musser Subdivision; thence easterly along the southerly line of said Block 1 a distance of 170 feet to the southeast corner of said Block 1; thence southerly, leaving said northerly line of East King Street a distance of 80 feet to the northeast corner of Block 73 of said Musser Subdivision, being on the southerly line of East King Street; thence westerly along the northerly line of said Block 73 a distance of 170.2 feet to the northwest corner of said Block 73; thence westerly 66 feet to the northeast corner of Block 74 of said Musser Subdivision; thence westerly along said northerly line of said Block 74 a distance of 102.4 feet to the northwest corner of said Block 74; thence westerly 60 feet to the northeast corner of Block 1 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 1 a distance of 244.6 feet to the northwest corner of said Block 1; thence westerly 66 feet to the northeast corner of Block 2 of said Sears, Thompson and Sears Subdivision; thence westerly along the northerly line of said Block 2 a distance of 170.5 feet to the point of beginning.

This description is based on the information as shown on the "Map of Carson City, Nevada compiled and drawn by G.B. Bence, January 1875" located in the Recorder's Office of Carson City, Nevada.

Jon B. Loder, PLS 10842





**CEN Inc.** CONSULTING  
SURVEYING  
ASSOCIATES INC.  
**CONSULTING CIVIL ENGINEERS-SURVEYORS**  
1280 TOWNHALL WAY, SUITE 1  
MILWAUKEE, WISCONSIN 53226  
PHONE 782-283-0844

RE H.S. 03/10/98

# UTILITY STATEMENTS FOR RIGHT-OF-WAY ABANDONMENT LOCATED AT

PORTIONS OF E. THIRD, EAST SECOND, E. KING, WASH ST.  
CARSON CITY, NEVADA.

1. We do not have a utility in the right-of-way being abandoned.

SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____

2. We do have utility in the right-of-way being abandoned and desire a continuation of said easement in its present location.

SIGNED:	<u>[Signature]</u>	<u>SIERRA PACIFIC POWER CO.</u>	<u>3-7-98</u>
	Signature	Company	Date
SIGNED:	<u>[Signature]</u>	<u>SWG CORP.</u>	<u>3-9-98</u>
	Signature	Company	Date
SIGNED:	<u>[Signature]</u>	<u>TCI</u>	<u>3-10-98</u>
	Signature	Company	Date
SIGNED:	<u>[Signature]</u>	<u>NEVADA BELL</u>	<u>3/19/98</u>
	Signature	Company	Date
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____

3. Other (Please type in a statement which applies to your situation): See conditions of Approval  
Concerning Storm Drain Easements on 2nd & 2nd St.

SIGNED:	<u>[Signature]</u>	<u>CC DEV. PWR. SERVICES</u>	<u>10/28/98</u>
	Signature	Company	Date
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____
SIGNED:	Signature _____	Company _____	Date _____

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

Sierra Pacific Power Company  
 Carson City Utilities Department  
 Carson City Public Works Dept. (will sign during review process)

Southwest Gas Corporation  
 Nevada Bell Telephone Company  
 TCI Cablevision

# Exhibit C **UTILITY STATEMENTS FOR RIGHT-OF-WAY ABANDONMENT LOCATED AT**

**PORTIONS OF E. THIRD, EAST SECOND, E. KING & WALSH ST.**  
**CARSON CITY, NEVADA.**

1. We do not have a utility in the right-of-way being abandoned

SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date

2. We do have utility in the right-of-way being abandoned and desire a continuation of said easement in its present location.

SIGNED:	<u>[Signature]</u> Signature	<u>SIERRA PACIFIC POWER CO.</u> Company	<u>3-9-98</u> Date
SIGNED:	<u>[Signature]</u> Signature	<u>SWG CORP.</u> Company	<u>3-9-98</u> Date
SIGNED:	<u>[Signature]</u> Signature	<u>TEC</u> Company	<u>3/10/98</u> Date
SIGNED:	<u>[Signature]</u> Signature	<u>NEVADA BELL</u> Company	<u>3/19/98</u> Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date

3. Other (Please type in a statement which applies to your situation): Carson City Has A Storm Drain In  
This St. & Will Require An Easement For This Line

SIGNED:	<u>[Signature]</u> Signature	<u>C.C. Dev. Eng. Services Dept.</u> Company	<u>3/30/98</u> Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date
SIGNED:	_____ Signature	_____ Company	_____ Date

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

Sierra Pacific Power Company	Southwest Gas Corporation
Carson City Utilities Department	Nevada Bell Telephone Company
Carson City Public Works Dept. (will sign during review process)	TCI Cablevision

FILED FOR RECORD  
AT THE REQUEST OF  
*PERSON*  
NOV 24 1975

FILE NO. 228495  
ALAN GLOVER  
CARSON CITY RECORDS  
FEE 2.00

10. Invoice - 901540624



**First American Title Insurance Company**  
2490 Paseo Verde Parkway, Suite 100  
Henderson, NV 89074  
Phone: (702)731-4131 / Fax: (866)236-4288

PR: 32004

Ofc: 99015 (129)

**Final Invoice**

To: Nevada Division of State Lands  
901 South Stewart Street  
Suite 5003  
Carson City, NV 89701

Invoice No.: 129 - 901540624  
Date: 03/23/2011  
Our File No.: 9015-2407721  
Title Officer: William Bernard  
Escrow Officer:  
Customer ID: 688129

Attention: Dave Marlow

Your Reference No.:

RE: Property:  
, NV

Liability Amounts  
Owners:  
Lenders:

Buyers:  
Sellers: State of Nevada

Description of Charge	Invoice Amount
Commitment	\$360.00

**INVOICE TOTAL** **\$360.00**

Comments:

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:  
Attention: Accounts Receivable Department  
First American Title Insurance Co, Southwest Region, PO Box 730666  
Dallas, TX 75373-0666*



Title Report:  
Block – 75  
APN- 004-083-10







Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407720  
Page Number: 3  
Property Address: , NV

COMMITMENT FOR TITLE INSURANCE

Issued by

*First American Title Company of Nevada*

Agreement to Issue Policy

We agree to issue a policy to you according to the terms of this Commitment.

When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-1.

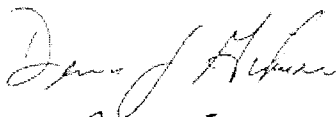
The Exceptions in Schedule B-2.

The Conditions.

This Commitment is not valid without Schedule A and Sections 1 and 2 of Schedule B.

*First American Title Insurance Company*

BY



PRESIDENT

ATTEST



SECRETARY



By:



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407720  
Page Number: 4  
Property Address:  
 , NV

Authorized Signatory







- ☐ (T) A copy of the construction contract must be submitted to the Company for review.

*First American Title Insurance Company*

, NV

- [ ] (U) An inspection of the land must be performed by the Company for verification of the phase of construction.



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407720  
Page Number: 10  
Property Address:

, NV

10. Reservations and provisions as contained in Patent from the United States of America, recorded January 7, 1867, in Book 9, Page 616 of Deeds, as Instrument No. N/A.
11. An Easement for sewer line and incidental purposes, recorded December 24, 1913 in Book No. 34 of Powers, Plats & Miscellaneous, Page 125 as Instrument No. N/A of Official Records.  
Affects: A portion of the land
- (The exact location thereof cannot be ascertained from the record)
12. Any private easements or lesser rights together with the rights, if any, of the County of Carson City, public utilities or special districts, which may not have been affected by the proceedings vacating Walsh Street and Third Street as the same was recorded June 29, 1953 in Book 62 of Powers, Plats and Miscellaneous, Page 118 and Resolution recorded October 25, 1962 in Book 4, Page 59 as Instrument No. 55493 of Official Records.
13. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #172 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
14. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #181 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
15. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Map #187 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
16. An Easement for public utilities and incidental purposes, recorded November 15, 1977 in Book No. 219, Page 411 as Instrument No. 74963 of Official Records.  
Affects: A portion of the land
- At the date of recording of the document, the grantor had no record interest in the land.
17. Any restrictions covering the future use of the land, as disclosed by a "Carson City Redevelopment Project Number One", recorded March 17, 1986 in Book 420, Page 435, as Instrument No. 43774 of Official Records.
18. Any private easements or lesser rights together with the rights, if any, of the County of Carson City, public utilities or special districts, which may not have been affected by the proceedings vacating East Second Street as the same was recorded November 24, 1998 in Book N/A as Instrument No. 226495 of Official Records.

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No. 9015-2407720  
Page Number: 11  
Property Address:

, NV

19. Any claim or loss by reason of that portion of alley and Anderson Street to not be formally abandoned and any rights of the City, County, Public or Utility Companies to that portion of alley and Anderson Street.

20. The lack of a right of access to and from the land.

**NOTE:** Vested Owner has access through ownership of adjacent properties.

21. Existing rights in use in favor of the public or third parties for highways, roads, railroads, pipelines, telephone, telegraph and electrical transmission lines, canals, laterals and drains.

22. 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 public records.

23. Any facts, rights, interests or claims which would be disclosed by a correct ALTA/ACSM Survey.

24. Rights of parties in possession of the land by reason of unrecorded leases and all parties claiming by, through or under said lessees or tenants, if any, that would be disclosed from an inquiry of the parties, or by an inspection of the land.

#### INFORMATIONAL NOTES

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

## CONDITIONS

## 1. DEFINITIONS

- (a) "Mortgage" means mortgage, deed of trust or other security instrument.
- (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

## 2. LATER DEFECTS

The Exceptions in Schedule B - Section Two may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section One are met. We shall have no liability to you because of this amendment.

### 3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

#### 4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section One  
or  
eliminate with our written consent any Exceptions shown in Schedule B - Section Two.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

## 5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this commitment and is subject to its terms.

## Privacy Policy

### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).

### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### Use of Information

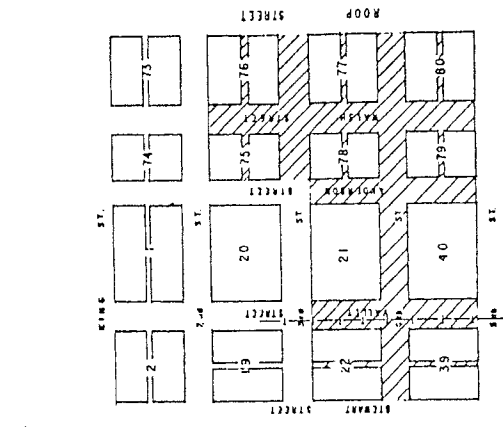
We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



SCALE - 1 to 5

Casey, James  
Lodge, James  
Sutton, James  
Wells, James

1. J. E. Lusterfield, Required Land Surveyor, Deeds, no. 463, Notary Certificate, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, <

DR. LINDSEY, M.L.S. 463

0740844

**Richard B. Moore**  
City Attorney, Carson City, Nevada

1990

6. Symbol Indicates In\* Buy at Centennial Industrial  
Heavy Dashed Line Indicates Delinquency of Street  
Centennials accepted in Property Loan after Purchase  
of Streets  
Bell Telephone Co. Deducted Cable  
Centennials Streets and Albers Vacated

At their meeting on December 30, 1962, the Board of School Trustees of the Quincy County School District accepted the delineation of street centerlines and approved the Youngs easement on Adeline Street, extending between 4th and 5th Streets, as shown on this map.

Warren & Bail  
Orvin E. Bail  
President of the Board  
of School Trustees

MAP SHOWING STREETS AND ALLEYS VACATED,  
DEFINING STREET CENTERLINES, AND  
FIXING DRAINAGE EASEMENT  
FREMONT SCHOOL AREA, CARSON CITY,  
OROSKY COUNTY, NEVADA



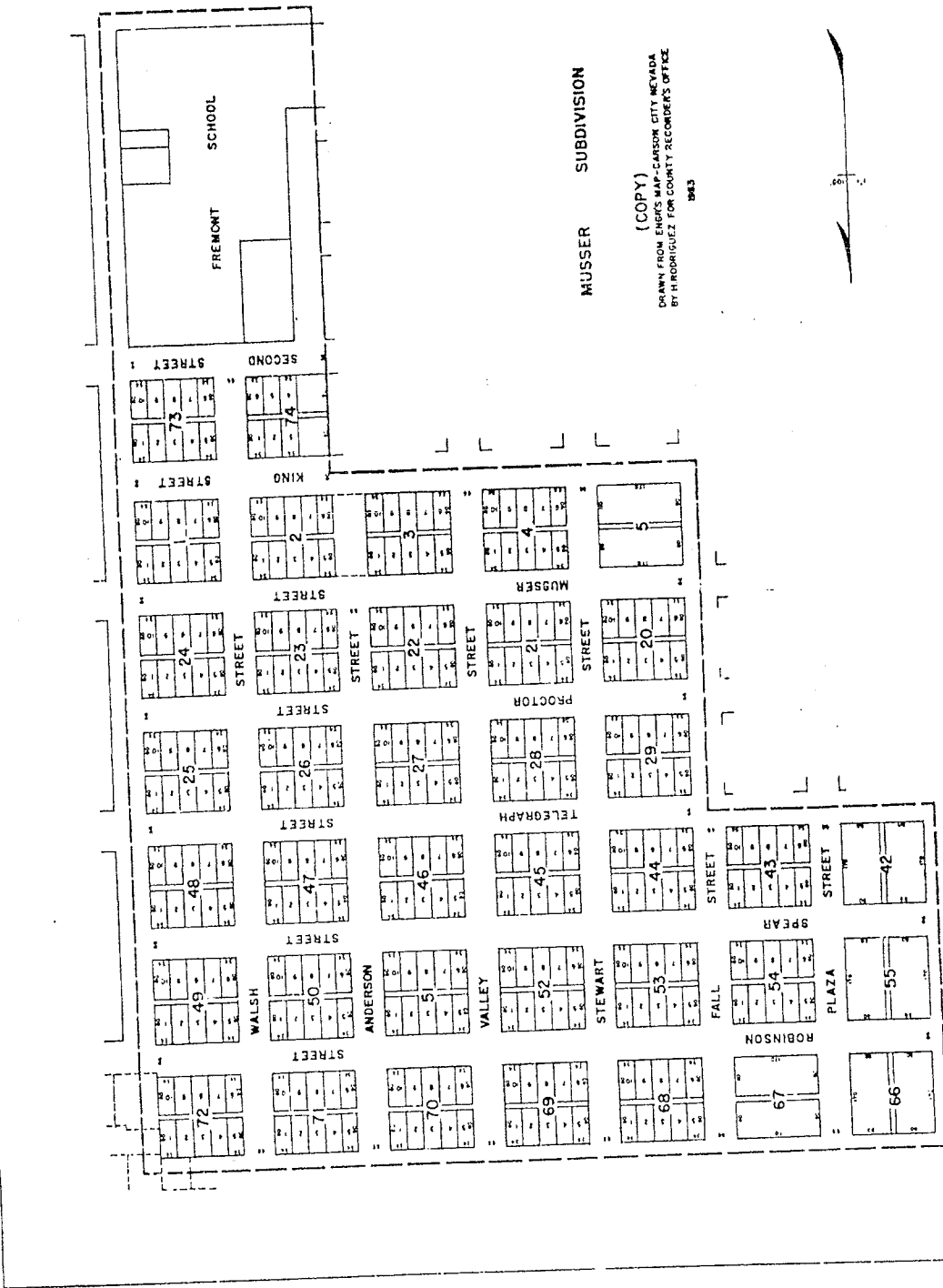


DRAWING NUMBER  
MUSSEY SUBDIVISION

PLAN HOLD

DRAWING NUMBER  
MUS-  
Mussur Subdivision

PLAN HOLD



MUSSUR SUBDIVISION

(COPY)  
DRAWN FROM ENDS MAP-CANSON CITY, NEVADA  
BY H. RODRIGUEZ FOR COUNTY RECORDER'S OFFICE  
1963

FILE NO. 44-1332  
FILED TO RECORD BY THE COUNTY CLERK  
- 141, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

3. Invoice - 901540623



*First American Title Insurance Company*  
2490 Paseo Verde Parkway, Suite 100  
Henderson, NV 89074  
Phone: (702)731-4131 / Fax: (866)236-4288

PR: 32004

Ofc: 99015 (129)

**Final Invoice**

To: Nevada Division of State Lands  
901 South Stewart Street  
Suite 5003  
Carson City, NV 89701

Invoice No.: 129 - 901540623  
Date: 03/23/2011  
Our File No.: 9015-2407720  
Title Officer: William Bernard  
Escrow Officer:  
Customer ID: 688129

Attention: Dave Marlow

Your Reference No.:

RE: Property:  
, NV

Liability Amounts  
Owners:  
Lenders:

Buyers:

Sellers: State of Nevada

Description of Charge	Invoice Amount
Commitment	\$360.00

**INVOICE TOTAL** **\$360.00**

Comments:

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:  
Attention: Accounts Receivable Department  
First American Title Insurance Co, Southwest Region, PO Box 730666  
Dallas, TX 75373-0666*

APN(s): 004-083-09 and 004-083-10

AN ORDER ABANDONING A 170 FOOT LONG, 30 FOOT WIDE PORTION OF EAST ANDERSON STREET AND A 200 FOOT LONG, 30 FOOT WIDE PORTION OF WEST ANDERSON STREET, LOCATED IN BLOCK 20 OF THE SEARS, THOMPSON AND SEARS DIVISION OF 1860 AND MUSSER DIVISION, WITHIN A PORTION OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 11,100-SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED AT 500 EAST THIRD STREET AND 601 EAST SECOND STREET, ASSESSORS PARCEL NUMBERS 004-083-09 AND 004-083-10, IN CARSON CITY, NEVADA.

WHEREAS, on April 6, 2011, CSA Inc. Engineers duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the northeast  $\frac{1}{4}$  of section 17, Township 15 North, Range 20 East, M.D.B & M. approximately 11,100 square feet, adjacent to, APN(s) 004-083-09 and 004-083-10, 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 May 25, 2011. 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 June 16, 2011, 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.

ORDERED this \_\_\_\_ day of \_\_\_\_\_, 2011, by the Carson City Board of Supervisors.

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ROBERT L. CROWELL, Mayor

ATTEST:

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ALAN GLOVER, Clerk-Recorder