

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF JANUARY 25, 2017

FILE NUMBER: AB-16-186

AGENDA ITEM: F-1

STAFF AUTHOR: Kathe Green, Assistant Planner

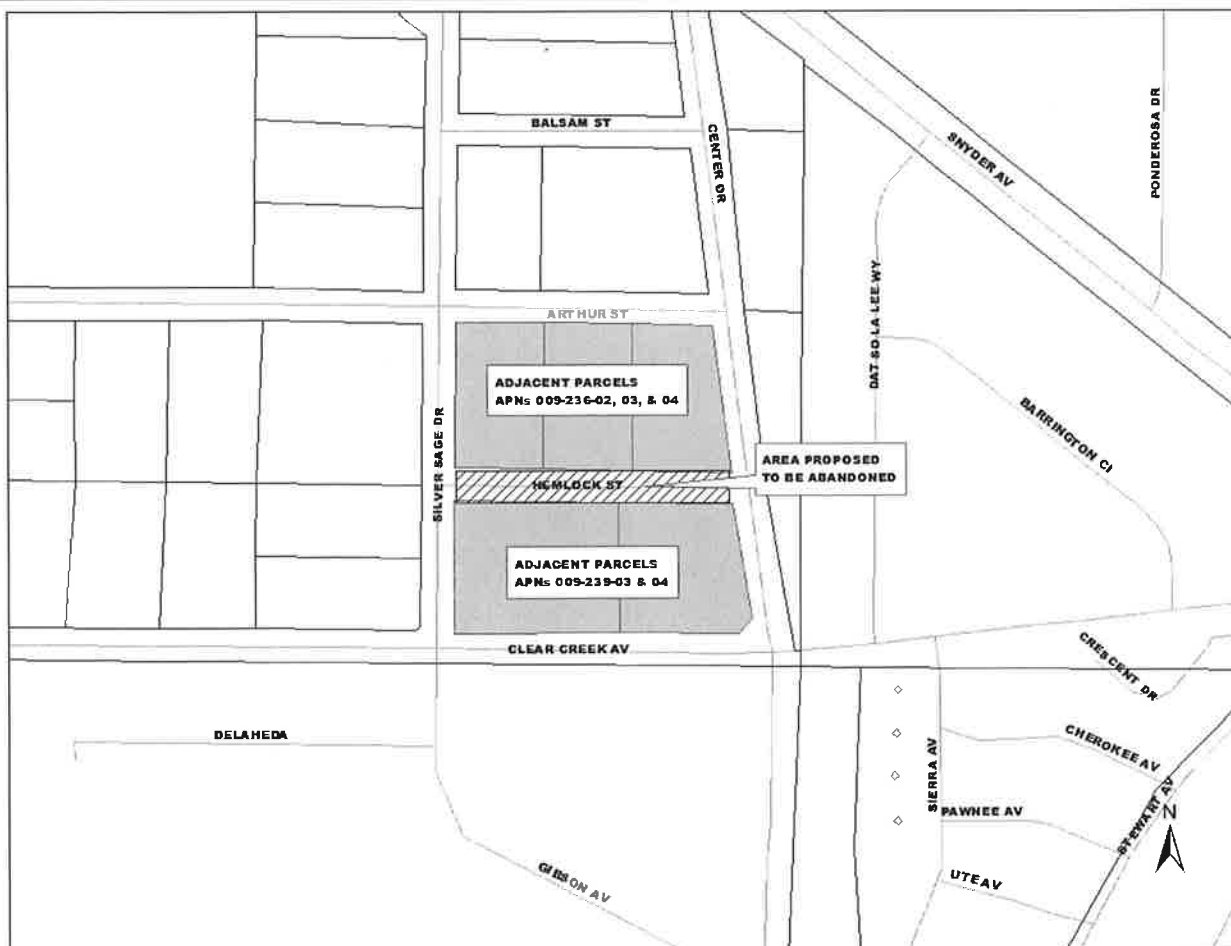
OWNER: City of Carson City

APPLICANT: Carson City Public Works

AGENT: Stephanie Hicks, Real Property Manager, Carson City

REQUEST: Abandonment of Hemlock Street public right-of-way between Silver Sage Drive and Center Drive, an area 60 foot wide and up to 508.94 foot long totaling 30,297 square feet, more or less, adjacent to properties located at 501 Arthur Street, 601 Arthur Street, 5320 Center Drive, 420 Clear Creek Avenue and 480 Clear Creek Avenue, Assessor's Parcel Numbers 009-236-02, 009-236-03, 009-236-04, 009-239-03 and 009-239-04.

RECOMMENDED MOTION: "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-16-186, for an abandonment of Hemlock Street, an area 60 foot wide by up to 508.94 foot long, totaling 30,297 square feet, more or less, located between Silver Sage Drive and Center Drive, adjacent to properties located at 501 Arthur Street, 601 Arthur Street, 5320 Center Drive, 420 Clear Creek Avenue and 480 Clear Creek Avenue, APNs 009-236-02, 009-236-03, 009-236-04, 009-239-03 and 009-239-04, 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 as 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. A minimum 7.5 foot wide utility easement must be supplied for AT&T Telephone Company on the eastern portion of the proposed abandonment, running north and south. The documents creating this easement shall be supplied by the applicant.
4. The applicant must provide legal descriptions of the resulting parcels upon approval of the abandonment of the right-of-way.
5. This abandonment pertains to:
 - APN: 009-236-02: The area of the proposed abandonment adjacent to this parcel is 4,825 square feet more or less, being the northerly 30.0 feet of Hemlock Street east of Silver Sage Drive, lying southerly of and contiguous to the southerly line of that certain Parcel 1 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City.
 - APN: 009-236-03: The area of the proposed abandonment adjacent to this parcel is 4,825 square feet more or less, being the northerly 30.0 feet of Hemlock Street southerly of and contiguous to the southerly line of that certain Parcel 2 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City.
 - APN: 009-236-04: The area of the proposed abandonment adjacent to this parcel is 5,441 square feet more or less, being the northerly 30.0 feet of Hemlock Street west of Center Drive lying southerly of and contiguous to the southerly line of that certain Parcel 3 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City.
 - APN: 009-239-03: The area of the proposed abandonment adjacent to this parcel is 9,000 square feet more or less, being the southerly 30 feet of Hemlock Street east of Silver Sage Drive, lying northerly of and contiguous to the northerly line of that certain Parcel B of the Amended Record of Survey No. 1840, filed as Document No. 107910 of the Official Records of Carson City.
 - APN: 009-239-04: The area of the proposed abandonment adjacent to this parcel is 6,206 square feet more or less, being the southerly 30.0 feet of Hemlock Street west of Center Drive lying northerly of and contiguous to the northerly line of that certain Parcel A of the Amended Record of Survey No. 1840, filed as Document No. 107910 of the Official Records of Carson City.
6. 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.

Adjacent MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

Adjacent PRESENT ZONING: Single Family 1 Acre (SF1A)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 Acre (SF1A)/Residential
SOUTH: Single Family 1 Acre (SF1A)/Vacant and church
WEST: Single Family 1 Acre (SF1A)/Residential
EAST: Single Family 1 Acre (SF1A)/ Residential

PREVIOUS REVIEWS:

None

DISCUSSION:

This request is to allow the abandonment of the entire right-of-way area of Hemlock Street between Silver Sage Drive and Center Drive, totaling a 30,297 square foot area, more or less, adjacent to properties located at 501 Arthur Street, 601 Arthur Street, 5320 Center Drive, 420 Clear Creek Avenue and 480 Clear Creek Avenue, APNs 009-236-02, 009-236-03, 009-236-04, 009-239-03 and 009-239-04.

The entire length of Hemlock Street is located between Silver Sage Drive and Center Drive and is an undeveloped right-of-way area. The Planning Division staff conducted a site visit and found the subject area to be relatively flat with no development or improvement in the area where right-of-way is proposed to be abandoned. Nothing is located in this area other than vegetative growth. As stated in the submitted application, the intention of the right-of-way abandonment is to revert the property to the adjacent property owners as the right-of-way is not utilized as a roadway and contains landscape improvements from abutting property owners.

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 an easement reservation to be continued. AT&T Telephone Company does have an easement at the eastern portion of the area proposed to be abandoned and has requested that an easement be created or continued at this location. A document for the creation of the easement is to be created by the applicant and recorded and will need to be reviewed by the Carson City Engineering Division with the submitted application paperwork. Completion of this documentation and recording of appropriate paperwork will be a required condition of approval.

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 it shall order the street or easement vacated.

With the recommended conditions of approval and if it is determined that 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-16-186, subject to the recommended conditions of approval.

The Engineering Division has provided detail regarding the Chain of Title as follows: This right-of-way, Hemlock Street, was created when the Bureau of Land management (BLM) issued patents in the early 1960's. The original patent easement for right-of way and utilities was 33-feet on each side of centerline (Patent numbers 1224119, 1124710 and 1224924). Later, a parcel map shows the right-of-way easement as being 30 feet on either side of the centerline with a 7.5 foot public utility easement along the northern right-of-way line of Hemlock (Parcel Map No. 519). There is no indication the City ever paid for the right-of-way.

PUBLIC COMMENTS: A public notice was sent by certified mail to the five adjacent property owners per NRS on January 6, 2017. 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.

Building Division: No comments

Fire 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 Stephen Pottey of the Engineering Division as well as 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?

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.

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 is no parking currently in the area of the proposed abandonment. No impact to parking is anticipated as a result of an approval of the request to abandon this right-of-way area. This item is not applicable to the proposed abandonment and will not result in elimination of desirable on-street parking.

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

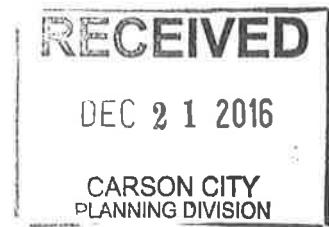
The following utility companies, NV Energy, Charter Communication and Southwest Gas have indicated they do not have utilities in the public roadway proposed for abandonment and do not want an easement reservation. AT&T Telephone Company does have an interest in the creation of a utility easement at the eastern end of Hemlock Street and is requiring an easement to be created and filed. The Carson City Engineering Division will review the documents when they are created by the applicant and will verify the required information is completed. The document will then need to be 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.

Attachments:

Building Division comments
Fire Department comments
Engineering Division comments
Draft Order of Abandonment
Application (AB-16-186)



December 21, 2016

AB-16-186

Bldg

Building has no comments

Shawn Keating CBO

"There's no use talking about the problem unless you talk about the solution"

Building Official

Carson City Community Development Department

Web page <http://www.carson.org/index.aspx?page=172>

skeating@carson.org

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623

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December 19, 2016

AB-16-196

Fire

No comments

Dave Ruben
Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED

DEC 19 2016

CARSON CITY
PLANNING DIVISION



RECEIVED

DEC 22 2016

CARSON CITY
PLANNING DIVISION

MEMORANDUM

DATE: December 21, 2016
TO: Hope Sullivan – Planning Division
FROM: Stephen Pottéy P.E. – Development Engineering Division

RE: AB-16-186 Abandonment of Hemlock Street between Silver Sage and Center,
apns 009-236-02,03,04 & 009-239-03,04
Engineering Division 1st Submittal Review Comments

The Development Engineering Division has completed a review of the above referenced project. Based on our review, the following recommendation and conditions of approval are offered:

RECOMMENDATION:

The Engineering Division recommends APPROVAL of the proposed abandonment.

CONDITIONS OF APPROVAL:

The Development Engineering Division offers no conditions of approval for this project.

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. Will the abandonment result in material injury to the public?
Development Engineering is in agreement with the following comment from Public Works and has no additional comments:
Adjacent property owners will be benefited by the proposed abandonment as they will become the owners of portions of the right of way abutting their property. If approved, the right of way area would be split at the center of the right of way area running east and west, and assigned to the property owners adjacent to the right of way on the north and south. The public will not be damaged by this abandonment as the areas being abandoned are not currently used for public purposes. Additionally, there will be no land locked parcels recreated as a result of this abandonment.
2. What is the history regarding the street being dedicated or not?
Development Engineering is in agreement with the following comment from Public Works and has no additional comments:
Hemlock Street was created when the Bureau of Land Management (BLM) issued patents in the early 1960's. The original patent easement for right-of-way and utilities was 33-feet on each side of the centerline (Patent #'s 1224119, 1224710, and 1224924). Later, a parcel map shows the right - of-way easement being 30 - feet on either side of the centerline with a 7.5- foot

public utility easement along the northern right-of-way line of Hemlock (Parcel Map #519)

3. What should the reasonable consideration be if the street was not dedicated?
Development Engineering is in agreement with the following comment from Public Works and has no additional comments:
Since there are no records indicating that the City ever paid for the right of way, it is recommended that there be no cost to the adjacent property owners for gaining the abandoned right of way.
4. If an abandonment has a public benefit, how much of the public benefit should be offset against the determination of reasonable consideration?
Development Engineering is in agreement with the following comment from Public Works and has no additional comments:
No charge for the abandonment is recommended . Therefore , this item does not apply to this abandonment.
5. What is the applicability of the parking value analysis applied to this request?
Development Engineering is in agreement with the following comment from Public Works and has no additional comments:
The abandonment will not result in the elimination of on - street parking. The subject area is not currently used as a roadway or for parking area .
6. Should utilities easements be reserved, continued or vacated?
Development Engineering is in agreement with the following comment from Public Works and has the following additional comment:
The utility companies 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 an easement reservation . Nevada Bell Telephone Company dba AT&T has indicated that they do have a utility in the right-of-way being abandoned and desire the creation of a public utility easement (PUE) along the alignment of the existing utility. The Carson City Engineering Division will review the documents and will verify the required information is recorded .

Development Engineering has reviewed the submitted map. There is a 7.5' PUE retained along the utility alignment in question. This easement and this documentation are sufficient for to accommodate this need.
7. Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?
Development Engineering offers no conditions of approval.

APN(s): 009-236-02, 009-236-03, 009-236-04, 009-239-03 and 009-239-04

AN ORDER ABANDONING A 60 FOOT WIDE, UP TO 508.94 FOOT LONG PORTION OF HEMLOCK STREET, LOCATED BETWEEN SILVER SAGE DRIVE AND CENTER DRIVE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B.&M, BEING A 30,297 SQUARE-FOOT AREA, MORE OR LESS, ON PROPERTIES LOCATED ADJACENT TO 501 ARTHUR STREET, 601 ARTHUR STREET, 5320 CENTER DRIVE, 420 CLEAR CREEK AVENUE AND 480 CLEAR CREEK AVENUE, ASSESSOR'S PARCEL NUMBERS 009-236-02, 009-236-03, 009-236-04 009-239-03 AND 009-239-04, IN CARSON CITY, NEVADA.

WHEREAS, on November 17, 2016, Carson City Public Works duly filed a written application seeking vacation and abandonment of a portion of public right-of-way, being within a portion of the southwest 1/4 of the southeast 1/4 of the northeast 1/4 of the southwest 1/4 of section 32, Township 15 North, Range 20 East, M.D.B & M. approximately 30,297 square feet, adjacent to APN(s) 009-236-02, 009-236-03, 009-236-04, 009-239-03 and 009-239-04, 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 January 25, 2017. At the public hearing 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 _____ 2017, 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" of written descriptions of the right-of-way abandonment, and maps are shown as the Exhibit(s) "A-1", and the attached utility statements are shown as Exhibit(s) "B".

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 utility 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 _____, 2017, by the Carson City Board of Supervisors.

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

Carson City Planning Division
108 E. Proctor Street, Carson City, NV 89701
Phone: (775) 887-2180 Email: planning@carson.org

FILE # AB - 16 - 184

APPLICANT PHONE #
Carson City Public Works 775-283-7904

MAILING ADDRESS, CITY, STATE, ZIP
3505 Butti Way, Carson City, Nevada 89701

EMAIL ADDRESS
shicks@carson.org

PROPERTY OWNER PHONE #
Carson City

MAILING ADDRESS, CITY, STATE, ZIP
201 N. Carson Street, Carson City, NV 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
Stephanie Hicks, Real Property Mgr 775-283-7904

MAILING ADDRESS, CITY, STATE, ZIP
3505 Butti Way, Carson City, Nevada 89701

EMAIL ADDRESS
shicks@carson.org

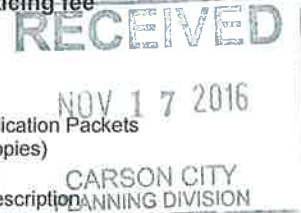
FOR OFFICE USE ONLY:

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
- ☒ Written Project Description
- ☒ Site Map
- ☒ Utility Statements (original)
- ☒ Documentation of taxes paid to date
- ☒ Chain of Title or Title Report for subject parcel showing how right of way was originally dedicated
- ☒ Complied with notes below.*



Application Reviewed and Received By:

Susan Basky

Submittal Deadline: See attached PC application submittal schedule.

Project's Assessor Parcel Number(s):	Street Address	Zip Code
N/A	Aspen Street Hemlock Street	89701

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

The City is requesting the abandonment of Hemlock Street located between Silver Sage Drive and Center Drive. The right of way is 60 feet wide and approximately 505 feet in length.

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: Hemlock Street was created when the BLM issued patents in the early 1960's. This right-of-way was set out to be a maximum of 33 feet on each side of the centerline. Later parcel maps show the right of way being 30 feet each side.

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

All parcels are currently accessed off of either Clear Creek Avenue or Arthur Street.

PROPERTY OWNER'S AFFIDAVIT

I, Stephanie A. Hicks, being duly deposited, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature Stephanie A. Hicks Address 3505 Butti Way CC NV 89701 Date 11/9/16
Real Property Mgr

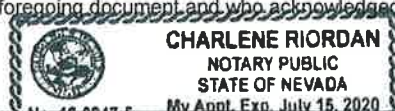
Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY Carson City

On November 9th, 2016, Stephanie Hicks

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

Charlene Riordan
Notary Public



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

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

Abandonment Checklist

TYPE OF ABANDONMENT REQUESTED:

- ☒ Public Right-of-Way
- ☐ Public Access Easement
- ☐ Government Patent Easement
- ☐ Public Drainage Easement
- ☐ Other type of abandonment (specify): _____

GENERAL REQUIREMENTS:

Application packet in the appropriate number of copies (one original and five copies).

Each of the three packets shall contain:

- ☒ An application form, signed by the affected property owner(s) and notarized. (Use a Carson City addendum attachment form for each additional property owner).
- ☒ A narrative justification letter explaining the purpose of the project and pertinent details of the proposed abandonment.
- ☒ A Memo of support from Development Engineering (contact Engineering Manager at 887-2300).
- ☒ A Legal description of the proposed abandonment.
- ☒ Legal description(s) of the resulting abutting parcel(s).
- ☒ Site map exhibit(s) of the proposed abandonment to match the legal descriptions in (c) and (d) above.
- ☒ A Utility Statement signed by the appropriate authorities as indicated on the form.

Site Map/Exhibit Requirements

- ☒ Provide 8 ½" by 11" (or 11" by 17") accurate map exhibits, drawn to scale, including date, north arrow and scale.
- ☒ The exhibits must include the name, address and phone number of the Professional Land Surveyor, licensed in the state of Nevada, who is responsible for the exhibits.
- ☒ The exhibits must include the stamp, signature, date and license expiration date of the surveyor.
- ☒ The exhibits shall indicate all parcels, rights-of-way and easements or reservations that abut the proposed abandonment.
- ☒ The exhibits (or supplemental documentation) shall indicate any parcel(s) of land that may rely upon access of any sort over the proposed abandonment. Alternative access to the same parcels may be indicated, but note shall be made as to whether they exist or are proposed.

One set of the following shall be provided:

- ☐ Title report for the abutting parcels.
- ☒ Copy (copies) of the document(s) that dedicated/established the right-of-way/easement, or a report of the document references approved by the Engineering/Planning Division prior to submittal.
- ☐ Documentation of taxes paid to date

The appropriate application fee and noticing fee will be required at the time in which the application is deemed complete.

November 17, 2016

AB-16-186

This proposal is to abandon Hemlock Street. The properties adjacent to the proposed right-of-way abandonment are as follows:

009-236-02 501 Arthur Street
009-236-03 601 Arthur Street
009-236-04 5320 Center Drive
009-239-03 420 Clear Creek Avenue
009-239-04 480 Clear Creek Avenue



CARSON CITY NEVADA

Consolidated Municipality and State Capital

PUBLIC WORKS

November 9, 2016

Hope Sullivan, AICP
Carson City Planning Division
108 E. Proctor Street
Carson City, Nevada 89701

Subject: Justification for Abandonment of Hemlock Street

Dear Ms. Sullivan:

Please accept this letter as the project description and statement of justification for a request for abandonment of Hemlock Street in Carson City, Nevada. This request is to abandon the entire 60-foot right-of-way between Silver Sage Drive and Center Drive, adjacent to properties located at 501 Arthur Street, 601 Arthur Street, 5320 Center Drive, 420 Clear Creek Avenue, and 480 Clear Creek Avenue. The area to be abandoned totals approximately 30,297 square feet and is more particularly described as in the attached exhibits.

Hemlock Street was created when the Bureau of Land Management (BLM) issued patents in the early 1960's. The original patent easement for right-of-way and utilities was a maximum of 33-feet on each side of the centerline. Later, parcel maps show the right-of-way easement being 30-feet on either side of the centerline with a 7.5-foot public utility easement along the northern right-of-way line of Hemlock. The City of Carson City is currently the owner of this right-of-way.

The intention of the proposed right-of-way abandonment is to revert the property to adjacent property owners as the right-of-way is not utilized as a roadway and contains landscape improvements from abutting property owners.

Pursuant to Carson City Municipal Code 17.15.010, we have addressed the required findings below.

1. Will the abandonment result in material injury to the public?

Comment: Adjacent property owners will be benefited by the proposed abandonment as they will become the owners of portions of the right of way abutting their property. If approved, the right of way area would be split at the center of the right of way area running east and west, and assigned to the property owners adjacent to the right of way on the north and south. The public will not be damaged by this abandonment as the areas being abandoned are not currently used for public purposes. Additionally, there will be no land locked parcels recreated as a result of this abandonment.

2. *What is the history regarding the street being dedicated or not?*

Comment: Hemlock Street was created when the Bureau of Land Management (BLM) issued patents in the early 1960's. The original patent easement for right-of-way and utilities was 33-feet on each side of the centerline (Patent #'s 1224119, 1224710, and 1224924). Later, a parcel map shows the right-of-way easement being 30-feet on either side of the centerline with a 7.5- foot public utility easement along the northern right-of-way line of Hemlock (Parcel Map #519).

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

Comment: Since there are no records indicating that the City ever paid for the right of way, it is recommended that there be no cost to the adjacent property owners for gaining the abandoned right of way.

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

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

5. *What is the applicability of the parking value analysis applied to this request?*

Comment: The abandonment will not result in the elimination of on-street parking. The subject area is not currently used as a roadway or for parking area.

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

Comment: The utility companies 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 an easement reservation. Nevada Bell Telephone Company dba AT&T has indicated that they do have a utility in the right-of-way being abandoned and desire the creation of a public utility easement (PUE) along the alignment of the existing utility. The Carson City Engineering Division will review the documents and will verify the required information is recorded.

7. *Are any conditions of approval by the board of supervisors or recommendations by the planning commission or staff included?*

Comment: There are no additional conditions from the Engineering Division.

If you have any questions, please contact me directly at (775) 283-7904.

Thank you for your assistance with this matter.

Sincerely,



Stephanie A. Hicks, AICP, CFM
Real Property Manager
Carson City Public Works Department

3505 Butti Way, Carson City, NV 89701 (775) 887-2355 FAX (775) 887-2112

Operations: Water, Sewer, Streets, Wastewater, Landfill, Environmental
Engineering, Transportation, Capital Projects

Stephanie Hicks

From: Daniel Rotter
Sent: Sunday, November 06, 2016 8:06 PM
To: Stephanie Hicks
Subject: Re: Abandonment of Hemlock Street

I support the abandonment of Hemlock St.

Danny Rotter, P.E.
City Engineer
Carson City Public Works

On Nov 1, 2016, at 2:09 PM, Stephanie Hicks <SHicks@carson.org> wrote:

Hi Danny,

As the Engineering Manager, can you please confirm whether you support the abandonment of Hemlock Street?

Thanks!

Stephanie Hicks, AICP, CFM
Real Property Manager
Carson City Public Works
3505 Butti Way
Carson City, NV 89701
(775) 283-7904

<image001.jpg>

EXHIBIT "A"
Road Abandonment of a Portion of
Hemlock Street Affecting A.P.N. 009-236-02

All that certain real property situate within the N1/2 SE1/4 NE1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, and being a portion of that certain real property described in that Government Patent No. 1224924, dated January 15, 1962, and being more particularly described as follows:

The northerly 30.00 feet of Hemlock Street lying southerly of and contiguous to the southerly line of that certain Parcel 1 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City, and being further described as follows:

BEGINNING at the southwest corner of said Parcel 1 being the Point of Intersection of the northerly line of Hemlock Street with the easterly line of Silver Sage Drive, as said point is shown and delineated on the aforementioned Parcel Map No. 519;

THENCE from said **POINT OF BEGINNING**, along said northerly line of Hemlock Street, South 89°53'08" East a distance of 160.82 feet to the southeast corner of said Parcel 1, as shown on said Parcel Map;

THENCE leaving said northerly line of Hemlock Street and proceeding along the southerly prolongation of the easterly line of aforementioned Parcel 1, South 00°01'41" East, a distance of 30.00 feet to the centerline of Hemlock Street, also being the southerly line of said government patent;

THENCE leaving said easterly prolongation and proceeding along said centerline and the southerly line of said patent, North 89°53'08" West, a distance of 160.82 feet to an intersection with the aforementioned easterly line of Silver Sage Drive,

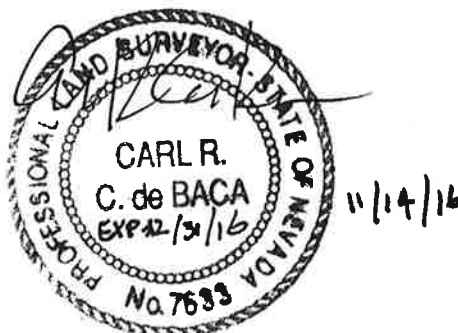
THENCE leaving said centerline and southerly patent line and proceeding along the aforementioned easterly line of Silver Sage Drive, North 00°01'41" West a distance of 30.00 feet to the point of **BEGINNING** and end of this description and containing 4,825 square feet, more or less.

Reserving the westerly 7.50 feet of the above-described land for a Public Utility Easement.

SEE EXHIBIT "A-1", plat to accompany description, attached hereto and made a part hereof.

The **BASIS OF BEARING** for this description is the centerline of Hemlock Street as said line appears on the aforementioned Parcel Map No. 519. Said centerline bears North 89°53'08" West.

Prepared by:
Lumos & Associates
Carl R. C.de Baca, P.L.S. 7633
800 E. College Parkway
Carson City, NV 89706

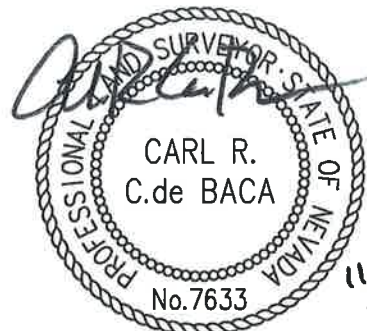


NOTE:
THIS PLAT IS INTENDED FOR ILLUSTRATIVE
PURPOSES ONLY. REFER TO EXHIBIT A,
DESCRIPTION FOR CORRECT BEARINGS,
DISTANCES AND SURFACE AREA.

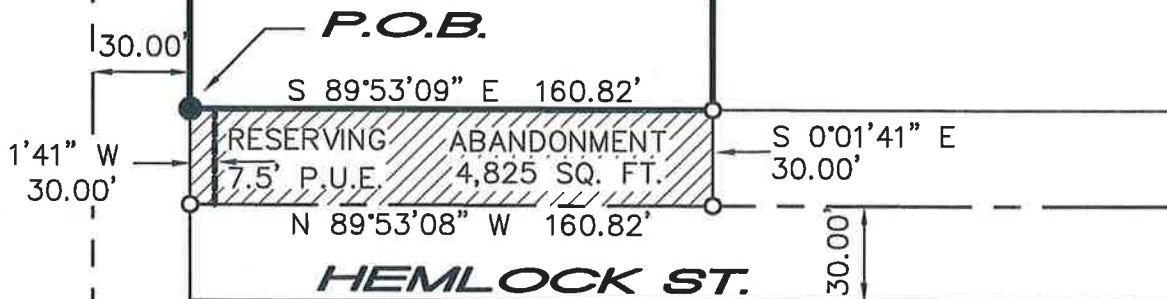


SILVER SAGE DR.

A.P.N. 009-236-02
PTN OF PATENT NO. 1224924
GUNTER, J & J
PCL 1 PM 519



EXPIRES 12/31/16



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "A-1"

ABANDONMENT OF A PTN OF HEMLOCK STREET
AFFECTING APN 009-236-02
PORTION OF SEC. 32, T15N, R20E, MDM

CARSON CITY

NEVADA

Date: NOV. 2016
Scale: 1" = 60'
Job No: 9041.000

EXHIBIT "A"
Road Abandonment of a Portion of
Hemlock Street Affecting A.P.N. 009-236-02

All that certain real property situate within the N1/2 SE1/4 NE1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, and being a portion of that certain real property described in that Government Patent No. 1224924, dated January 15, 1962, and being more particularly described as follows:

The northerly 30.00 feet of Hemlock Street lying southerly of and contiguous to the southerly line of that certain Parcel 1 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City, and being further described as follows:

BEGINNING at the southwest corner of said Parcel 1 being the Point of Intersection of the northerly line of Hemlock Street with the easterly line of Silver Sage Drive, as said point is shown and delineated on the aforementioned Parcel Map No. 519;

THENCE from said **POINT OF BEGINNING**, along said northerly line of Hemlock Street, South 89°53'08" East a distance of 160.82 feet to the southeast corner of said Parcel 1, as shown on said Parcel Map;

THENCE leaving said northerly line of Hemlock Street and proceeding along the southerly prolongation of the easterly line of aforementioned Parcel 1, South 00°01'41" East, a distance of 30.00 feet to the centerline of Hemlock Street, also being the southerly line of said government patent;

THENCE leaving said easterly prolongation and proceeding along said centerline and the southerly line of said patent, North 89°53'08" West, a distance of 160.82 feet to an intersection with the aforementioned easterly line of Silver Sage Drive,

THENCE leaving said centerline and southerly patent line and proceeding along the aforementioned easterly line of Silver Sage Drive, North 00°01'41" West a distance of 30.00 feet to the point of **BEGINNING** and end of this description and containing 4,825 square feet, more or less.

Reserving the westerly 7.50 feet of the above-described land for a Public Utility Easement.

SEE EXHIBIT "A-1", plat to accompany description, attached hereto and made a part hereof.

The **BASIS OF BEARING** for this description is the centerline of Hemlock Street as said line appears on the aforementioned Parcel Map No. 519. Said centerline bears North 89°53'08" West.

Prepared by:
Lumos & Associates
Carl R. C.de Baca, P.L.S. 7633
800 E. College Parkway
Carson City, NV 89706

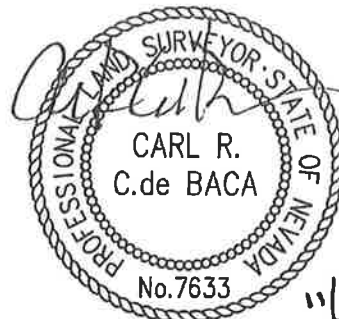


NOTE:
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DISTANCES AND SURFACE AREA.

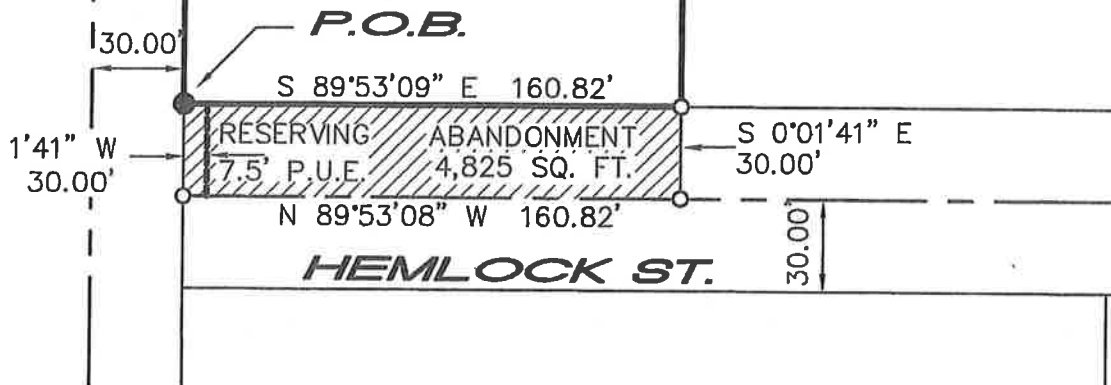


SILVER SAGE DR.

A.P.N. 009-236-02
PTN OF PATENT NO. 1224924
GUNTER, J & J
PCL 1 PM 519



EXPIRES 12/31/16



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89708
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "A-1"

ABANDONMENT OF A PTN OF HEMLOCK STREET
AFFECTING APN 009-236-02

PORTION OF SEC. 32, T15N, R20E, MDM

CARSON CITY

NEVADA

Date: NOV. 2016
Scale: 1" = 60'
Job No: 9041.000

EXHIBIT "A"
Road Abandonment of a Portion of
Hemlock Street Affecting A.P.N. 009-236-03

All that certain real property situate within the N1/2 SE1/4 NE1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, and being a portion of that certain real property described in that Government Patent No. 1224924, dated January 15, 1962, and being more particularly described as follows:

The northerly 30.00 feet of Hemlock Street lying southerly of and contiguous to the southerly line of that certain Parcel 2 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City, and being more particularly described as follows:

BEGINNING at the southwest corner of said Parcel 2 being a point on the northerly line of Hemlock street, from which the Point of Intersection of the northerly line of Hemlock Street with the easterly line of Silver Sage Drive, as said point is shown and delineated on the aforementioned Parcel Map No. 519 bears North 89°53'08" West a distance of 160.82 feet;

THENCE from said **POINT OF BEGINNING**, along said northerly line of Hemlock Street, South 89°53'08" East a distance of 160.82 feet to the southeast corner of said Parcel 2, as shown on said Parcel Map;

THENCE leaving said northerly line of Hemlock Street and proceeding along the southerly prolongation of the easterly line of aforementioned Parcel 2, South 00°01'41" East, a distance of 30.00 feet to the centerline of Hemlock Street, also being the southerly line of said government patent;

THENCE leaving said southerly prolongation and proceeding along said centerline and the southerly line of said patent, North 89°53'08" West, a distance of 160.82 feet to an intersection with the southerly prolongation of the westerly line of said Parcel 2,

THENCE leaving said centerline and southerly patent line and proceeding along the aforementioned prolongation of the westerly line of said Parcel 2, North 00°01'41" West a distance of 30.00 feet to the point of **BEGINNING** and end of this description.

Containing 4,825 square feet, more or less.

SEE EXHIBIT "A-1", plat to accompany description, attached hereto and made a part hereof.

The **BASIS OF BEARING** for this description is the centerline of Hemlock Street as said line appears on the aforementioned Parcel Map No. 519. Said centerline bears North 89°53'08" West.

Prepared by:

Lumos & Associates

Carl R. C.de Baca, P.L.S. 7632

800 E. College Parkway

Carson City, NV 89706



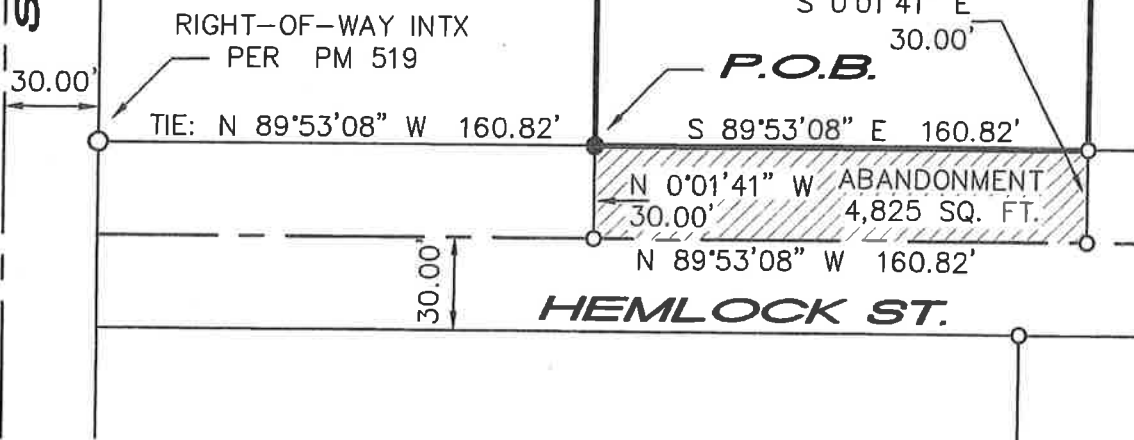
8/17/16



NOTE:
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DISTANCES AND SURFACE AREA.

SILVER SAGE DR.

A.P.N. 009-236-03
PTN OF PATENT NO. 1224924
GEISER, R & K
PCL 2 PM 519



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "A-1"

ABANDONMENT OF A PTN OF HEMLOCK STREET
AFFECTING APN 009-236-03
PORTION OF SEC. 32, T15N, R20E, MDM

CARSON CITY

NEVADA

Date: AUGUST 2016

Scale: 1" = 60'

Job No: 9041.000

EXHIBIT "A"
Road Abandonment of a Portion of
Hemlock Street Affecting A.P.N. 009-236-04

All that certain real property situate within the N1/2 SE1/4 NE1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, and being a portion of that certain real property described in that Government Patent No. 1224924, dated January 15, 1962, and being more particularly described as follows:

The northerly 30.00 feet of Hemlock Street lying southerly of and contiguous to the southerly line of that certain Parcel 3 as said parcel is shown and delineated on Parcel Map No. 519, filed as Document No. 64592 of the Official Records of Carson City, and being more particularly described as follows:

BEGINNING at the southeast corner of said Parcel 3 being the Point of Intersection of the northerly line of Hemlock Street with the westerly line of Center Drive, as said point is shown and delineated on the aforementioned Parcel Map No. 519;

THENCE from said **POINT OF BEGINNING**, along said northerly line of Hemlock Street, North 89°53'08" West a distance of 179.30 feet to the southwest corner of said Parcel 3, as shown on said Parcel Map;

THENCE leaving said northerly line of Hemlock Street and proceeding along the southerly prolongation of the westerly line of aforementioned Parcel 3, South 00°01'41" East, a distance of 30.00 feet to the centerline of Hemlock Street, also being the southerly line of said government patent;

THENCE leaving said southerly prolongation and proceeding along said centerline and the southerly line of said patent, South 89°53'08" East, a distance of 183.44 feet to an intersection with the aforementioned westerly line of Center Drive,

THENCE leaving said centerline and southerly patent line, along the aforementioned westerly line of Center Drive, North 07°51'53" West a distance of 30.30 feet to the point of **BEGINNING** and end of this description and containing 5,441 square feet, more or less.

Reserving the easterly 7.50 feet of the above-described land for a Public Utility Easement.

SEE EXHIBIT "A-1", plat to accompany description, attached hereto and made a part hereof.

The **BASIS OF BEARING** for this description is the centerline of Hemlock Street as said line appears on the aforementioned Parcel Map No. 519. Said centerline bears North 89°53'08" West.

Prepared by:

Lumos & Associates

Carl R. C.de Baca, P.L.S. 7633

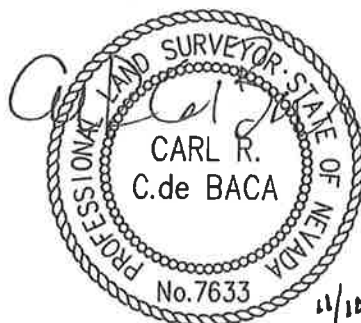
800 E. College Parkway

Carson City, NV 89706





NOTE:
THIS PLAT IS INTENDED FOR ILLUSTRATIVE
PURPOSES ONLY. REFER TO EXHIBIT A,
DESCRIPTION FOR CORRECT BEARINGS,
DISTANCES AND SURFACE AREA.



EXPIRES 12/31/16

A.P.N. 009-236-04
PTN OF PATENT NO. 1224924
FLAIM FAM. TR. 8/18/94
PCL 3 PM 519

CENTER DR.

P.O.B.

N 89°53'08" W 179.30

S 0°01'41" E
30.00'

ABANDONMENT
5,441 SQ. FT.

RESERVING
7.5' P.U.E.

N 7°51'
30.30'

S 89°53'09" E 183.44'

HEMLOCK ST.



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "A-1"

ABANDONMENT OF A PTN OF HEMLOCK STREET
AFFECTING APN 009-236-04
PORTION OF SEC. 32, T15N, R20E, MDM

CARSON CITY

NEVADA

Date: NOV. 2016

Scale: 1" = 60'

Job No: 9041.000

EXHIBIT "A"
Road Abandonment of a Portion of
Hemlock Street Affecting A.P.N. 009-239-03

All that certain real property situate within the SW1/4 SE1/4 NE1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, and being the northerly 30.00 feet of that certain real property described in that Government Patent No. 1224119, dated November 20, 1961, and being more particularly described as follows:

The southerly 30.00 feet of Hemlock Street lying northerly of and contiguous to the northerly line of that certain Parcel B of the Amended Record of Survey No. 1840, filed as Document No. 107910 of the Official Records of Carson City, and being further described as follows:

BEGINNING at the Point of Intersection of the southerly line of Hemlock Street with the easterly line of Silver Sage Drive, as said point is shown and delineated in the aforementioned Record of Survey No. 1840;

THENCE from said **POINT OF BEGINNING**, along said southerly line of Hemlock Street, South 89°53'08" East a distance of 300.00 feet to a point situate on the easterly line of said government patent and being the northeast corner of aforementioned Parcel B;

THENCE leaving said southerly line of Hemlock Street and proceeding along the aforementioned easterly line of said government patent also being the northerly prolongation of the easterly line of aforementioned Parcel B, North 00°01'41" West, a distance of 30.00 feet to the centerline of Hemlock Street, also being the northeast corner of said government patent;

THENCE leaving said easterly line and proceeding along said centerline and the northerly line of said patent, North 89°53'08" West, a distance of 300.00 feet to an intersection with the aforementioned easterly line of Silver Sage Drive,

THENCE leaving said centerline and northerly patent line and proceeding along the aforementioned easterly line of Silver Sage Drive, South 00°01'41" East a distance of 30.00 feet to the point of **BEGINNING** and end of this description and containing 9,000 square feet, more or less.

Reserving the westerly 7.50 feet of the above-described land for a Public Utility Easement.

SEE EXHIBIT "A-1", plat to accompany description, attached hereto and made a part hereof.

The **BASIS OF BEARING** for this description is the centerline of Hemlock Street as said line appears on the aforementioned Record of Survey No. 1840. Said centerline bears North 89°53'08" West.

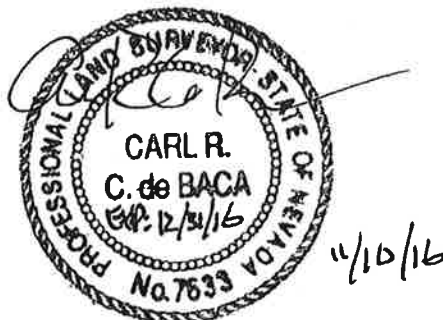
Prepared by:

Lumos & Associates

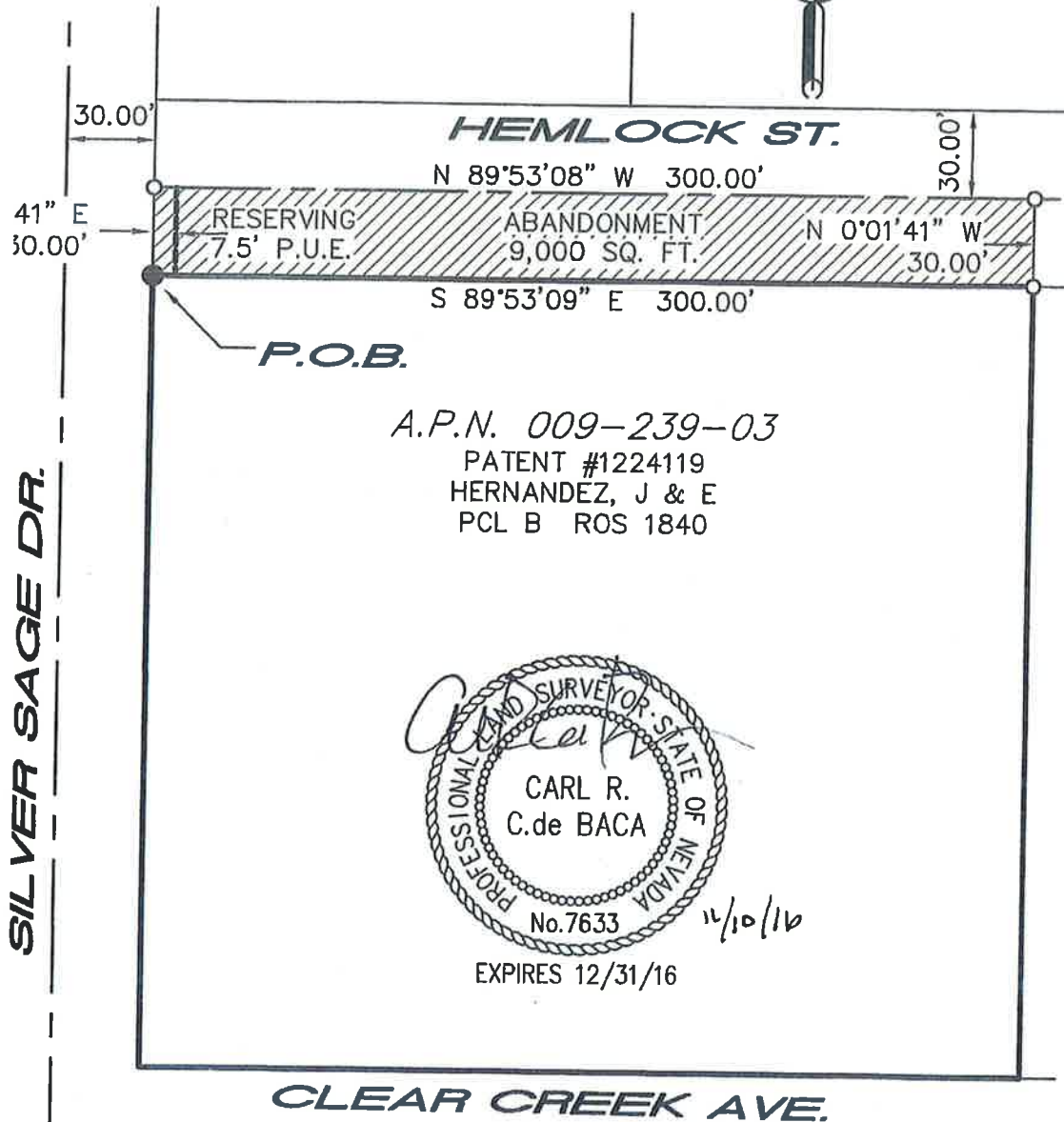
Carl R. C.de Baca, P.L.S. 7633

800 E. College Parkway

Carson City, NV 89706



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LUMOS
& ASSOCIATES
800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "A-1"
ABANDONMENT OF A PTN OF HEMLOCK STREET
AFFECTING APN 009-239-03
PORTION OF SEC. 32, T15N, R20E, MDM
CARSON CITY NEVADA

Date: NOV. 2016
Scale: 1" = 60'
Job No: 9041.000

EXHIBIT "A"
Road Abandonment of a Portion of
Hemlock Street Affecting A.P.N. 009-239-04

All that certain real property situate within the SE1/4 SE1/4 NE1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, and being the northerly 30.00 feet of that certain real property described in that Government Patent No. 1224710, dated January 2, 1962, and being more particularly described as follows:

The southerly 30.00 feet of Hemlock Street lying northerly of and contiguous to the northerly line of that certain Parcel A of the Amended Record of Survey No. 1840, filed as Document No. 107910 of the Official Records of Carson City, and being further described as follows:

BEGINNING at the Point of Intersection of the southerly line of Hemlock Street with the westerly line of Center Drive, as said point is shown and delineated in the aforementioned Record of Survey No. 1840;

THENCE from said **POINT OF BEGINNING**, along said southerly line of Hemlock Street, North 89°53'08" West a distance of 208.94 feet to a point situate on the westerly line of said government patent and being the northwest corner of aforementioned Parcel A;

THENCE leaving said southerly line of Hemlock Street and proceeding along the aforementioned westerly line of said government patent also being the northerly prolongation of the westerly line of aforementioned Parcel A, North 00°01'41" West, a distance of 30.00 feet to the centerline of Hemlock Street, also being the northwest corner of said government patent;

THENCE leaving said westerly line and proceeding along said centerline and the northerly line of said patent, South 89°53'08" East, a distance of 183.17 feet to an intersection with the aforementioned westerly line of Center Drive,

THENCE leaving said centerline and northerly patent line and proceeding along the aforementioned westerly line of Center Drive, South 07°51'53" East a distance of 30.29 feet to the point of **BEGINNING** and end of this description and containing 6,206 square feet, more or less.

Reserving the easterly 7.50 feet of the above-described land for a Public Utility Easement.

SEE EXHIBIT "A-1", plat to accompany description, attached hereto and made a part hereof.

The **BASIS OF BEARING** for this description is the centerline of Hemlock Street as said line appears on the aforementioned Record of Survey No. 1840. Said centerline bears North 89°53'08" West.

Prepared by:

Lumos & Associates

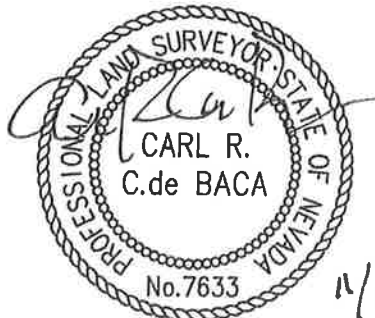
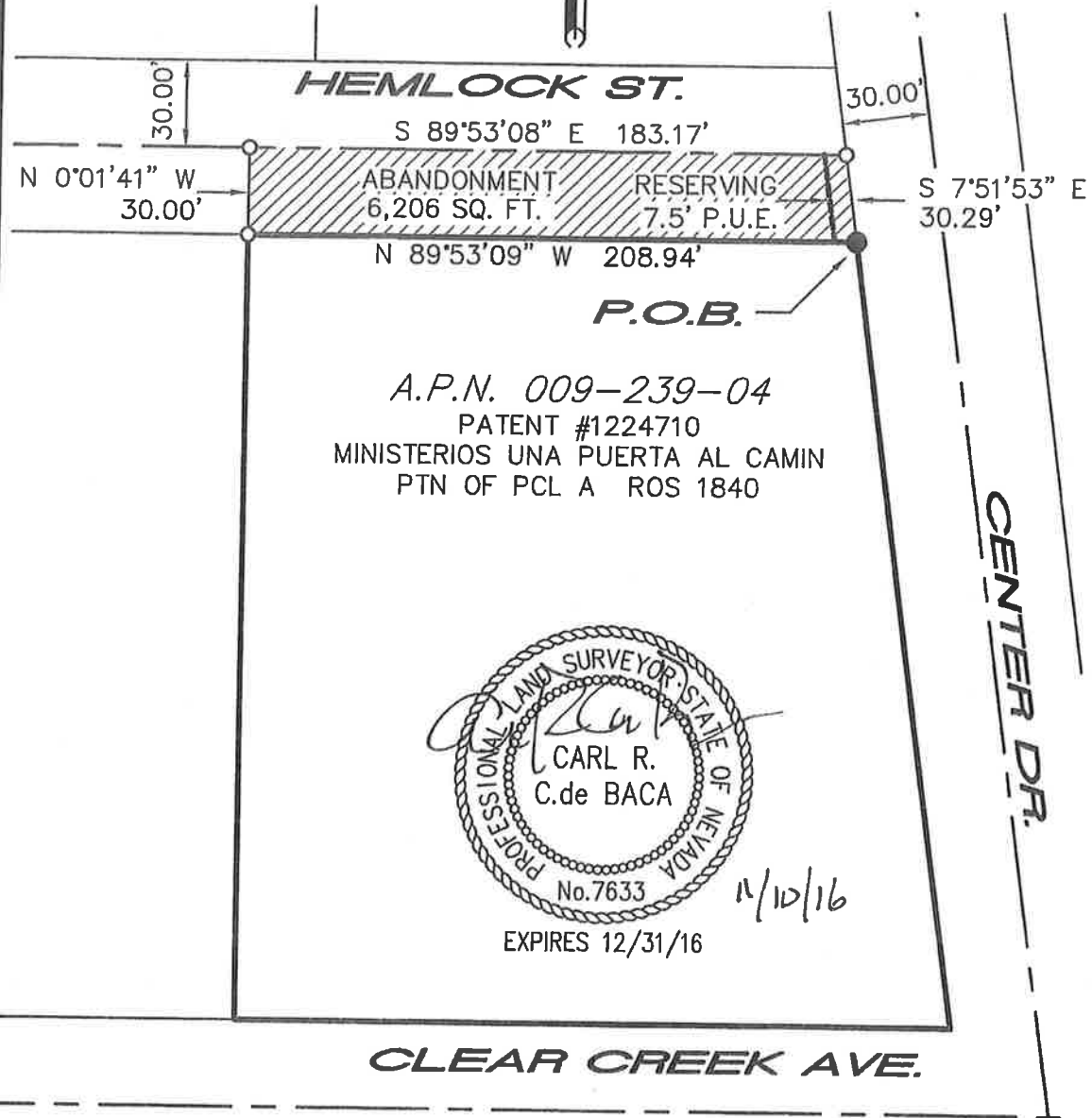
Carl R. C.de Baca, P.L.S. 7633

800 E. College Parkway

Carson City, NV 89706



NOTE:
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DISTANCES AND SURFACE AREA.



11/10/16

EXPIRES 12/31/16



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "A-1"

ABANDONMENT OF A PTN OF HEMLOCK STREET
AFFECTING APN 009-239-04
PORTION OF SEC. 32, T15N, R20E, MDM

CARSON CITY

NEVADA

Date: NOV. 2016
Scale: 1" = 60'
Job No: 9041.000

UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: Hemlock Street located within the N1/2 SE1/4 NE 1/4 SW1/4 of Section 32,
Township 15 North, Range 20 East, M.D.M.

(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.

Signature <u>James Neff</u>	Print Name <u>James Neff</u>	Company <u>Charter Communications</u>	Date <u>10-14-16</u>
-----------------------------	------------------------------	---------------------------------------	----------------------

Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

Signature _____	Print Name _____	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.

Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

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

Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

Signature _____	Print Name _____	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: Hemlock Street located within the N1/2 SE1/4 NE 1/4 SW1/4 of Section 32,
Township 15 North, Range 20 East, M.D.M.

(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.

	STEVEN YOUNG	SOUTHWEST GAS	8-22-16
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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.

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

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

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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: Hemlock Street located within the N1/2 SE1/4 NE 1/4 SW1/4 of Section 32,
Township 15 North, Range 20 East, M.D.M.

(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.

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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.

	CLIFF COOPER	NEVADA BELL TEL CO. d/b/a AT&T NEVADA	8/18/16
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

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

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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

Hemlock St, Carson City, NV

Hemlock St, Carson City, NV 89701

Traffic, Bicycling

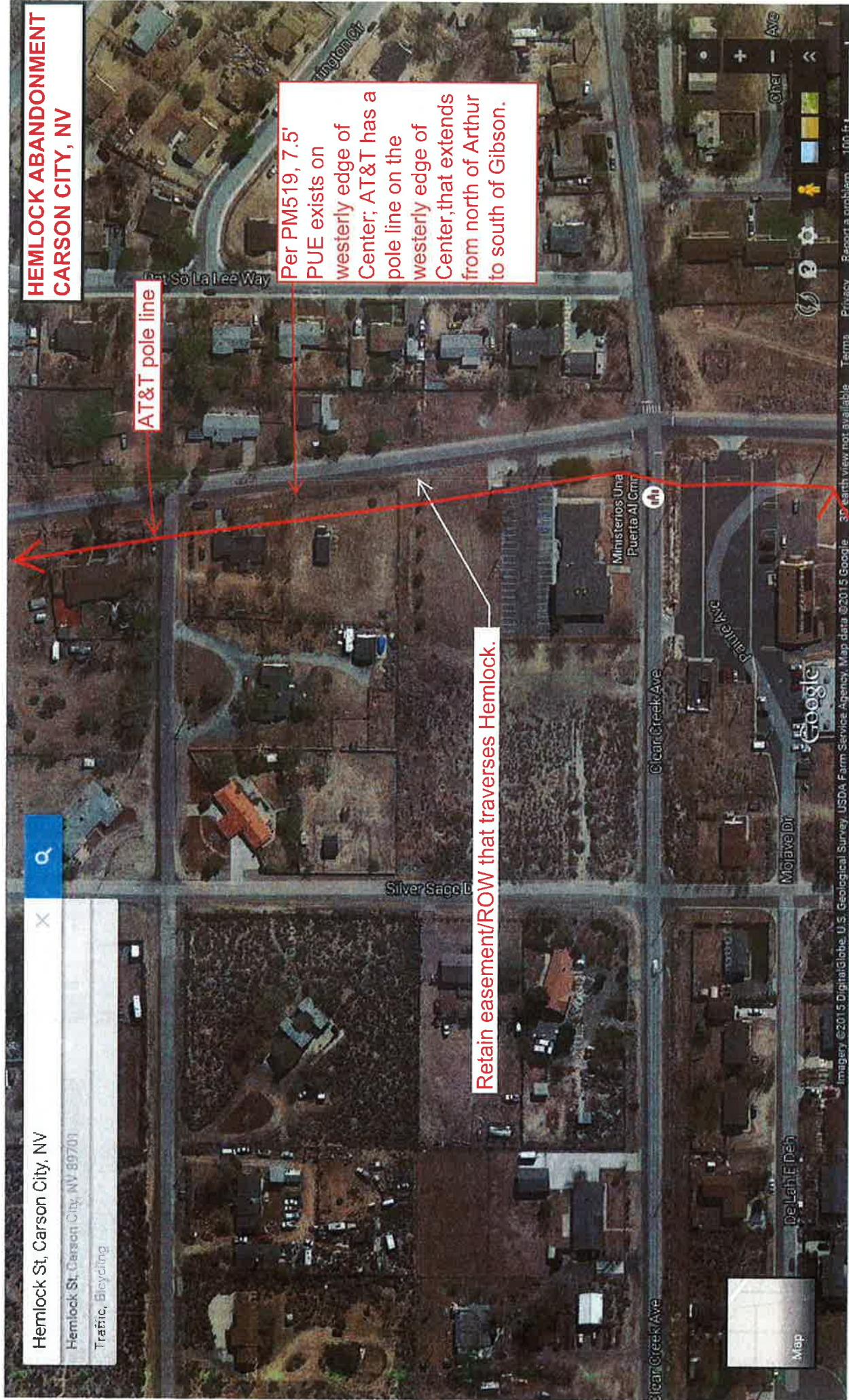


HEMLOCK ABANDONMENT
CARSON CITY, NV

AT&T pole line

Per PM519, 7.5'
PUE exists on
westerly edge of
Center; AT&T has a
pole line on the
westerly edge of
Center, that extends
from north of Arthur
to south of Gibson.

Retain easement/ROW that traverses Hemlock.




UTILITY STATEMENTS FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY

LOCATED AT: Hemlock Street located within the N1/2 SE1/4 NE 1/4 SW1/4 of Section 32,
Township 15 North, Range 20 East, M.D.M.

(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.

	MATT GINGRICH	NV ENERGY	8-24-16
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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.

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	Company	Date
-----------	------------	---------	------

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

Signature	Print Name	Company	Date
-----------	------------	---------	------

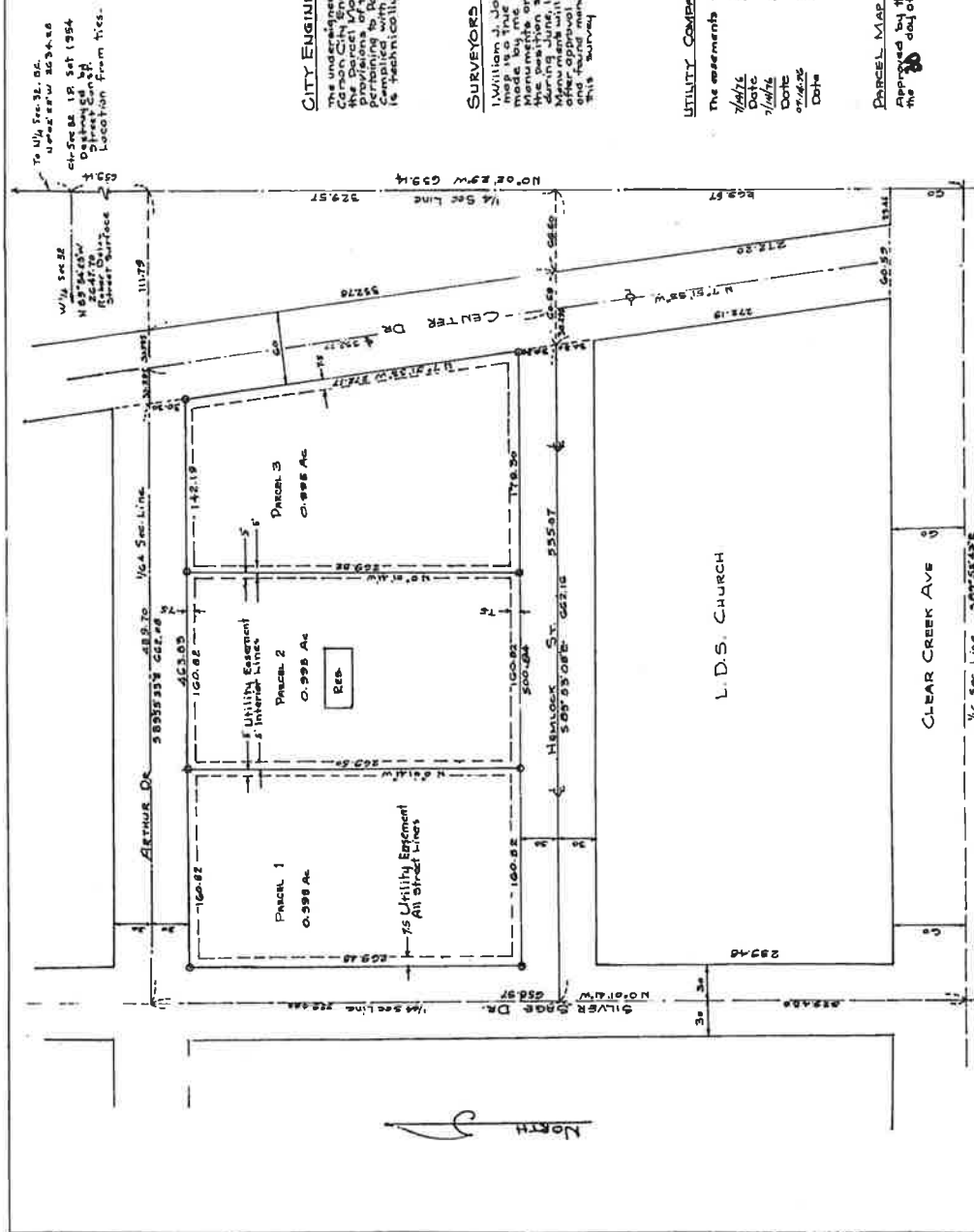
Signature	Print Name	Company	Date
-----------	------------	---------	------

Signature	Print Name	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



CITY ENGINEER APPROVAL

The undersigned hereby certifies that he is the duly appointed Carson City Engineer and that he has examined the Parcel Map shown herein and finds all provisions of the statute of Nevada and Carson City pertaining to Parcel Map procedure have been complied with and he is satisfied that this map is technically correct.

City Engineer

SURVEYORS CERTIFICATE

1. William J. Johnstone here by Certify that this map is a true and accurate plot of a Survey made by me at the instance of the County. The Monuments are of the character and variety the position of which the Survey was made. The Survey was completed June 28, 1970. All monuments will be set on or before thirty days after approval of this Parcel Map. Established and found monuments are sufficient to retrace this survey.

RES 465 Nov. 3/4
Willing for John

UTILITY COMPANIES

The easements shown on this plot have been checked and approved by:

1/17/76	Date	
1/17/76	Date	
1/17/76	Date	
1/17/76	Date	W.B. Brown
1/17/76	Date	Uyado Ball
1/17/76	Date	R. L. Schuman 7-12-76
1/17/76	Date	Sierra Pacific Power Co.
1/17/76	Date	Margaret V. Schuman
1/17/76	Date	Southwest Gas Corp.

PARCEL MAP REVIEW COMMITTEE

Approved by the Carson City Parcel Map Review Committee at their meeting held on the 20 day of June 1976.

John F. Kennedy

OWNERS CERTIFICATE

This is to certify that the undersigned Seth and Stephana Vance are the owners of parcels shown on this plat and do hereby grant and set apart all easements for utility installation, public places, and access as shown hereon dedicated as permanent easements to be used forever for the stated purpose.

ed forever for
Beth Shuman
Elizabeth S.

STATE OF NEVADA } SS
CLARK COUNTY

On this 15th day of July, 1976, Seth and Stephanie Vance did personally appear before me and upon oath did depose and say that they executed the foregoing certificate freely and voluntarily for uses and purposes stated therein

Classified - Top Secret
Notary Public in and for Carson City, Nevada
My Commission Expires April 3, 1977

File No. (64592)
 Filed for record at request of SETH VANCE
 on this 16 day of January 1976 at 6 minutes
 past 9 o'clock A.M. Records of Carson City,
 State of Nevada

Peter Lupare
Parson Fish Recorder
Norman & Edward. Kipsey

15.0994

Carson City Recorder.
Norman & Grand. Weekly

Legend

Set 5/8" rebar topped L.S. 214
unless noted otherwise

Nov. State Hwy 32. 4740
West of Box 32. 4740
Chambers Map in Sec 3
E. 6 S. 488. Moul. 488
in this area on this bear
Add 0405 To Map Area
to get New State West zone
C. 488

www.primo.ms

PARCEL MAP
FOR

SETH AND STEPHANA VANCE
PORTION OF N 1/4 SE 1/4 SW 1/4 SEC 32,
T15N, R.20E, M.D. & M.
SCALE 1 inch = 50 feet JUNE 30, 1976.

SCALE 1 inch = 50 feet

Nevada 031183

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by the claimant

Jack R. Cooney,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 15 N., R. 20 E.,

Sec 32, N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.

The area described contains 5.00 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

Subject to such rights for electric transmission line purposes as the Sierra Pacific Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U.S.C. sec. 961).

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the FIFTEENTH day of JANUARY in the year of our Lord one thousand nine hundred and SIXTY-TWO and of the Independence of the United States the one hundred and EIGHTY-SIXTH.

[SEAL]

For the Director, Bureau of Land Management.

By

Ruth W. Talley
Chief, Patents Section.

Patent Number 1221924

Nevada 057904

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at **Reno, Nevada,**
has been issued showing that full payment has been made by the claimant
Edwin H. Miller

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

Mount Diablo Meridian, Nevada.

T. 15 N., R. 20 E.,

Sec. 32, SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.

The area described contains **2.50** acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding **33** feet in width, for roadway and public utilities purposes, to be located **along the north, south and west boundaries of said land.**

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the
TWENTIETH day of **NOVEMBER** in the year of
our Lord one thousand nine hundred and **SIXTY-ONE**
and of the Independence of the United States the one hundred
and **EIGHTY-SIXTH**.

[SEAL]

For the Director, Bureau of Land Management.

By Ruth W. Talley
Chief, Patents Section.

Patent Number 1224119

The United States of America,

To all to whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Reno, Nevada, has been issued showing that full payment has been made by Elmo P. Humphreys, President, Reno Stake, and his successors, a Corporation Sole, pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following described land:

Mount Diablo Meridian, Nevada.
T. 15 N., R. 20 E.,
Sec. 32, SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$.

The area described contains 2.50 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said Elmo P. Humphreys, President, Reno Stake, and his successors, a Corporation Sole, and to its successors, the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said Elmo P. Humphreys, President, Reno Stake, and his successors, a Corporation Sole, and to its successors and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States.

Excepting and reserving, also, to the United States all oil, gas and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938.

This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the north, south and east boundaries of said land.

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in the District of Columbia, the
SECOND day of **JANUARY** in the year of
our Lord one thousand nine hundred and **SIXTY-TWO**
and of the Independence of the United States the one hundred
and **EIGHTY-SIXTH**.

[SEAL]

For the Director, Bureau of Land Management.

By *Keith W. Talley*
Chief, Patents Section.

Patent Number 1224710