

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF FEBRUARY 28, 2018**

**FILE NUMBER:** AB-18-009

**AGENDA ITEM:** E.2

**STAFF AUTHOR:** Kathe Green, Assistant Planner

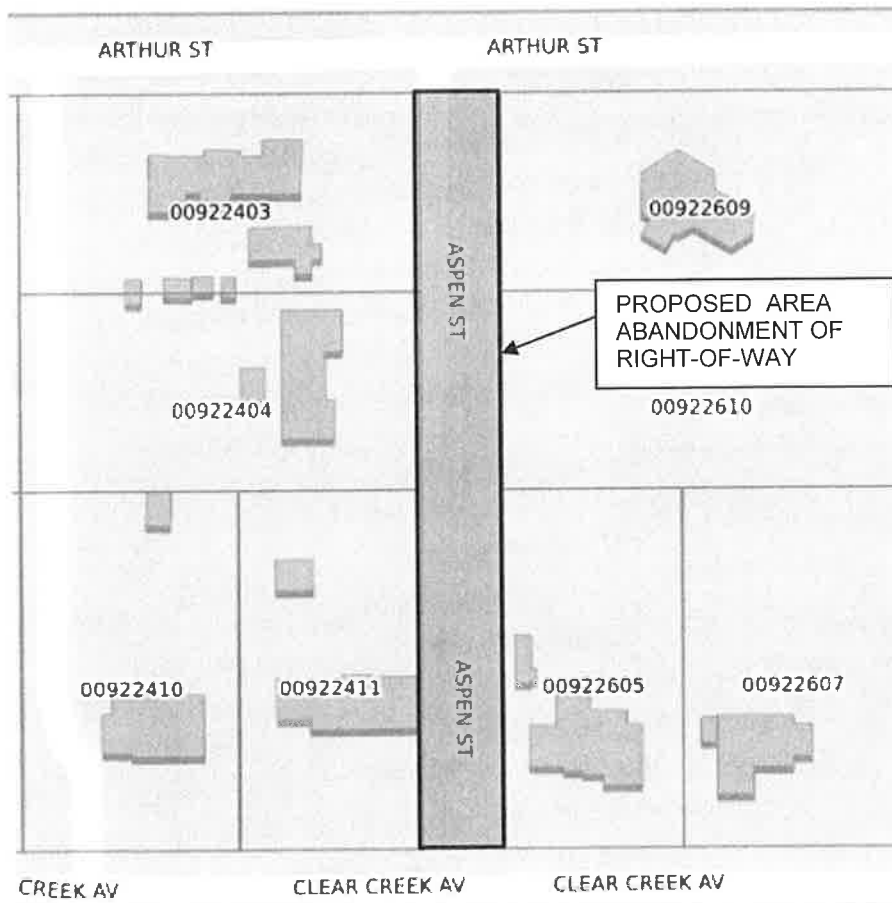
**OWNER:** City of Carson City

**APPLICANT:** Carson City Public Works

**AGENT:** Stephanie Hicks, Real Property Manager, Carson City

**REQUEST:** Abandonment of Aspen Street public right-of-way between Arthur Street and Clear Creek Avenue, an area 60 feet wide and up to 570 feet long totaling 34,121 square feet, more or less, adjacent to properties located at 151 Arthur Street, 153 Arthur Street, 159 Arthur Street, 160 Clear Creek Avenue, 230 Clear Creek Avenue and 5431 Aspen Street, adjacent to Assessor's Parcel Numbers 009-224-03, 009-224-04, 009-224-11, 009-226-05, 009-226-09 and 009-226-10.

**RECOMMENDED MOTION:** "I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-18-009, for an abandonment of Aspen Street, an area 60 feet wide by up to 570 feet long, totaling 34,121 square feet, more or less, located between Arthur Street and Clear Creek Avenue, adjacent to properties located at 151 Arthur Street, 153 Arthur Street, 159 Arthur Street, 160 Clear Creek Avenue, 230 Clear Creek Avenue and 5431 Aspen Street, adjacent to Assessor's Parcel Numbers 009-224-03, 009-224-04, 009-224-11, 009-226-05, 009-226-09 and 009-226-10 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 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 may 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 blanket public utility easement for all portions of Aspen Street being abandoned will be provided.
4. A private access easement 30 feet wide will be provided to provide access to the interior parcels currently shown as Assessor's Parcel number 009-224-04 addressed as 153 Arthur Street, and Assessor's Parcel number 009-226-10 addressed as 5431 Aspen Street.
5. This abandonment pertains to:
  - APN: 009-224-03: The area of the proposed abandonment adjacent to this parcel is 4,500 square feet more or less, being the westerly 30.00 feet of Aspen Street, lying easterly and contiguous to the easterly line of that certain Parcel A as said parcel is shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 of the Official Records of Carson City.
  - APN: 009-224-04: The area of the proposed abandonment adjacent to this parcel is 4,480 square feet more or less, being the westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain Parcel B as said parcel is shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 of the Official Records of Carson City.
  - APN: 009-224-11: The area of the proposed abandonment adjacent to this parcel is 8,080 square feet more or less, being the westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain parcel of land described in the deed filed as Document No. 457306 of the Official Records of Carson City.
  - APN: 009-226-05: The area of the proposed abandonment adjacent to this parcel is 8,075 square feet more or less, being the easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel 1 as said parcel is shown and delineated on Parcel Map No. 1819, filed as Document No. 104144 of the Official Records of Carson City.
  - APN: 009-226-10: The area of the proposed abandonment adjacent to this parcel is 4,493 square feet more or less, being the easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel B as said parcel is shown and delineated on Parcel Map No. 2094, filed as Document No. 172859 of the Official Records of Carson City.
  - APN: 009-226-09: The area of the proposed abandonment adjacent to this parcel is 4,493 square feet more or less, being the easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel A as said parcel is shown and delineated on Parcel Map No. 2094, filed as Document No. 172859 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), Public/Quasi-Public (QP) and Washoe Tribe

**Adjacent PRESENT ZONING:** Single Family 1 Acre (SF1A) and Public Regional (PR)

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

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Public Regional (PR)/Vacant

SOUTH: Public Regional (PR)/Vacant

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 Aspen Street between Arthur Street and Clear Creek Drive, totaling a 34,121 square feet area, more or less, adjacent to properties located at 151 Arthur Street, 153 Arthur Street, 159 Arthur Street, 160 Clear Creek Drive, 230 Clear Creek Avenue and 5431 Aspen Street, APNs 009-224-03, 009-224-04, 009-224-11, 009-226-05, 009-226-09 and 009-226-10.

The entire length of Aspen Street is located between Arthur Street and Clear Creek Avenue and is an underutilized right-of-way area. The Planning Division staff conducted a site visit and found the subject area to be a higher elevation on the northern end, with concrete barriers placed perpendicularly across the right-of-way at the mid-point between the north and south ends. There are only minor improvements in the area where right-of-way is proposed to be abandoned. The majority of the right-of-way is a dirt road, with the exception of the area adjacent to the northwestern parcel, where the right-of-way has been improved with asphalt. This area appears to be an active driveway for this parcel. As stated in the submitted application, if the right-of-way abandonment is approved, the intention is to deed the resultant abandoned right-of-way property to the adjacent properties on the east and west. The adjacent property owners will benefit from an increase in owned land area but will also have a potential increase of property taxes in the future.

The right-of-way is currently underutilized as a roadway, as the area is not a through way to either Arthur Street or Clear Creek Avenue. An access easement 30 feet wide and 150 feet long will be created at Arthur Street, to provide an access to two interior parcels to the south in the former Aspen Street right-of-way area. It is noted the application and justification page describe the width of the easement in error as 20 feet wide, while all other exhibits and supporting information describe it as 30 feet wide. The applicant has clarified that the correct width should be 30 feet, to allow the residents ample room to negotiate the area. This easement is proposed to be located down the center of the former Aspen Street right-of-way from Arthur Street south to provide access to Assessor's Parcel numbers 009-224-04 and 009-226-10. The documents to create this easement are included in the right-of-way abandonment documents submitted by the applicant.

NV Energy and AT&T/Nevada Bell Telephone have indicated they do have utilities in the public roadway easement proposed for abandonment and do want an easement reservation to be continued. They have requested that an easement be created or continued at this location. Documents for the creation of the easement have been provided by the applicant and will be recorded. These documents have been reviewed by the Carson City Engineering Division as they were included with the submitted application paperwork. Completion of any additional documentation and recording of appropriate paperwork will be a required condition of approval. Charter Communication and Southwest Gas have indicated they do not currently have easements in this area.

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-18-009, subject to the recommended conditions of approval.

The Engineering Division has provided detail regarding the Chain of Title as follows: This right-of-way, Aspen 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 1224118, 1224318, 1244328 and 1224369). Later, parcel maps and a Record of Survey show the right-of-way easement as being 30 feet on either side of the centerline (Parcel Maps numbers 1557, 1819, 2094 and 2864). 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 six adjacent property owners per Nevada Revised States on February 12, 2018. At the writing of this report, there have been no comments received 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.

**Fire Department:** No concerns

**Environmental Health:** No concerns

**RIGHT-OF-WAY ABANDONMENT FINDINGS:** In accordance with Title 17.15.010, the staff recommendation is based upon the following findings, which are substantiated in the public record.

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

In general, the street is not used by the public at large. Rather, the road is utilized only to access homes located adjacent to the proposed abandonment area. 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, as a private access

easement 30 feet wide and 150 feet long will be created to provide access from Arthur Street to two internally located properties.

In addition, public utility easements will be maintained over the entire area being abandoned.

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

The right-of-way was created when the Bureau of Land Management (BLM) issued patents in the early 1960's under Patent Number 1224118, 1224318, 1244328 and 1224369. 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. Aspen Street was created in the early 1960's by United States Patent. 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. What is the applicability of the parking value analysis applied to this request?**

In general, Aspen Street is not utilized for parking. Homeowners park on their private property. The private property will expand in size upon approval of the abandonment, which will accommodate additional on-site parking. Once the area of right-of-way has been abandoned, the property owners and guests may continue to park in the area of the former right-of-way, or the property owners will be able to fence or modify the resultant increased property area as landscaping or other uses, although access cannot be denied to utility companies as the area will retain utility easements. The proposed area of the new access easement will be 30 feet wide, and may not be an adequate width to allow parking. This area is described as an access easement, not a parking easement. No impact to parking is anticipated as a result of an approval of the request to abandon this right-of-way area. Approval of the abandonment will not result in the elimination of desirable on-street parking.

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

A blanket public utility easement is being reserved for all portions of Aspen Street being abandoned. 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. NV Energy and AT&T/Bell Telephone Company do have an interest in the retention of a utility easement in the entire Aspen Street right-of-way area and are requiring an easement to be retained and filed. The Carson City Engineering Division has reviewed the submitted documents. The documents will need to be recorded when approved.

**7. Are any conditions of approval by the Board of Supervisors or recommendations by the Planning Commission or staff included?**

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:

Site Photos

Engineering Division comments

Fire Department comments

Health Department comments

Environmental Control Authority comments

Parks and Recreation comments

Draft Order of Abandonment

Application (AB-18-009)







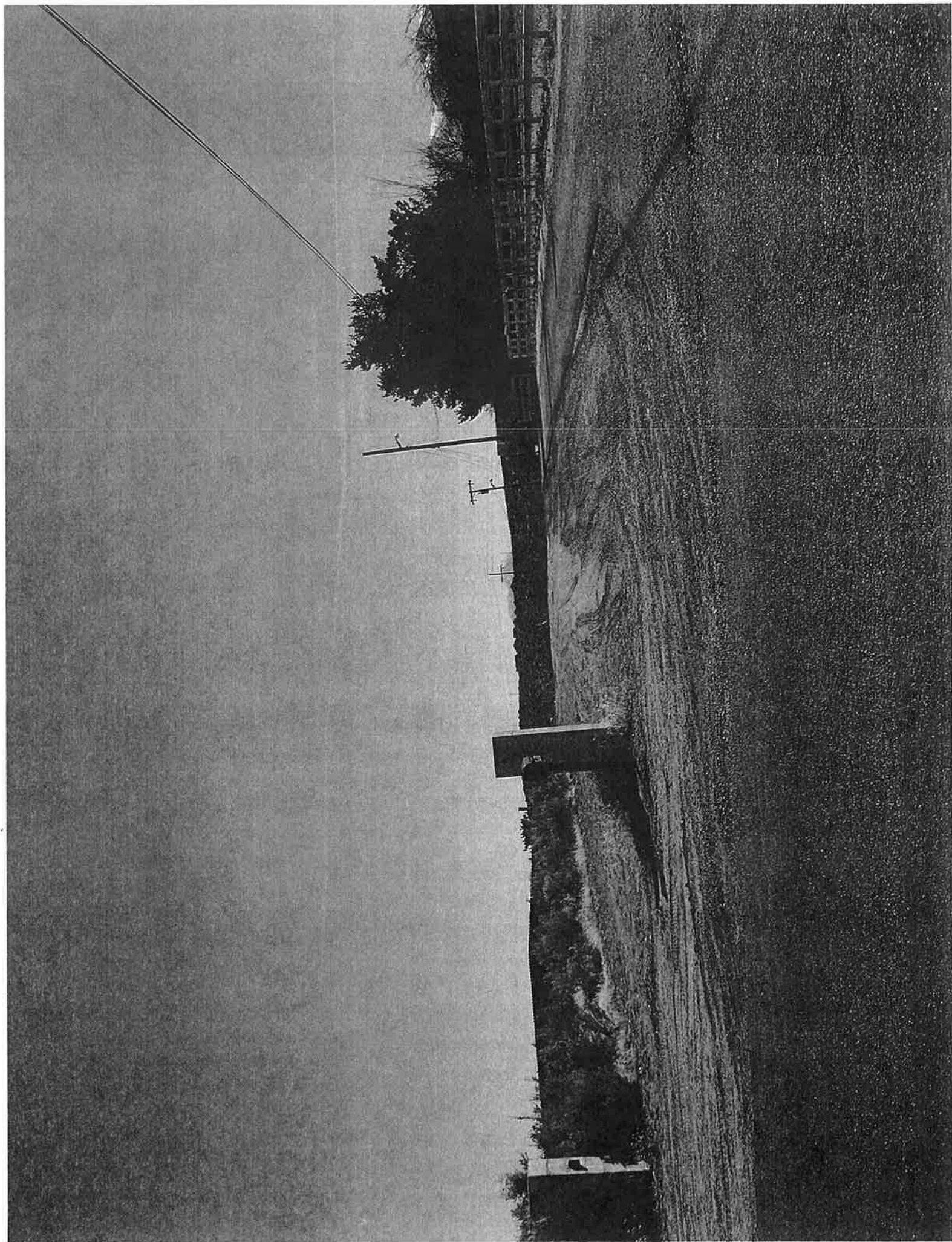
ARTHUR ST

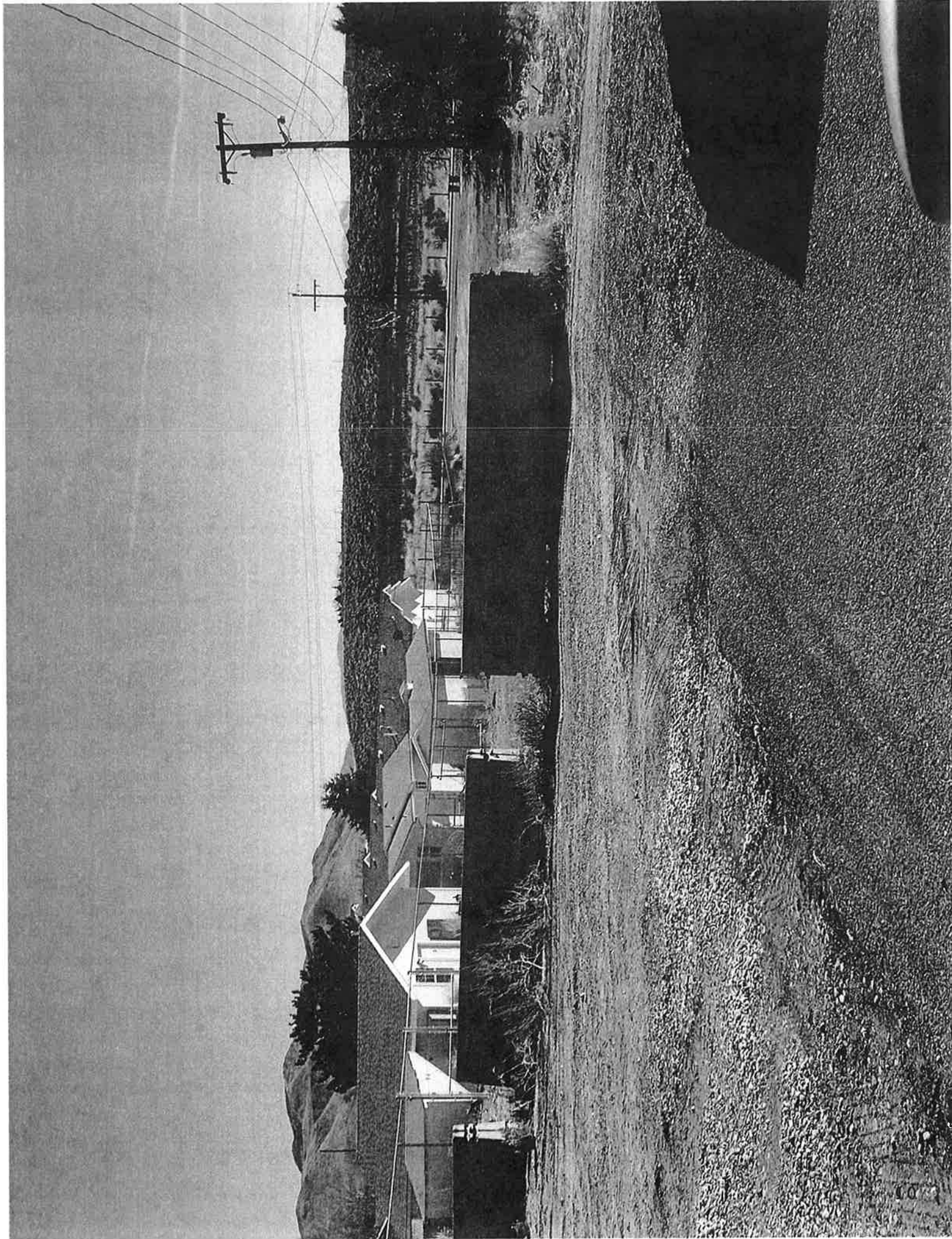
ASPHEN ST

CLEAR CREEK AV

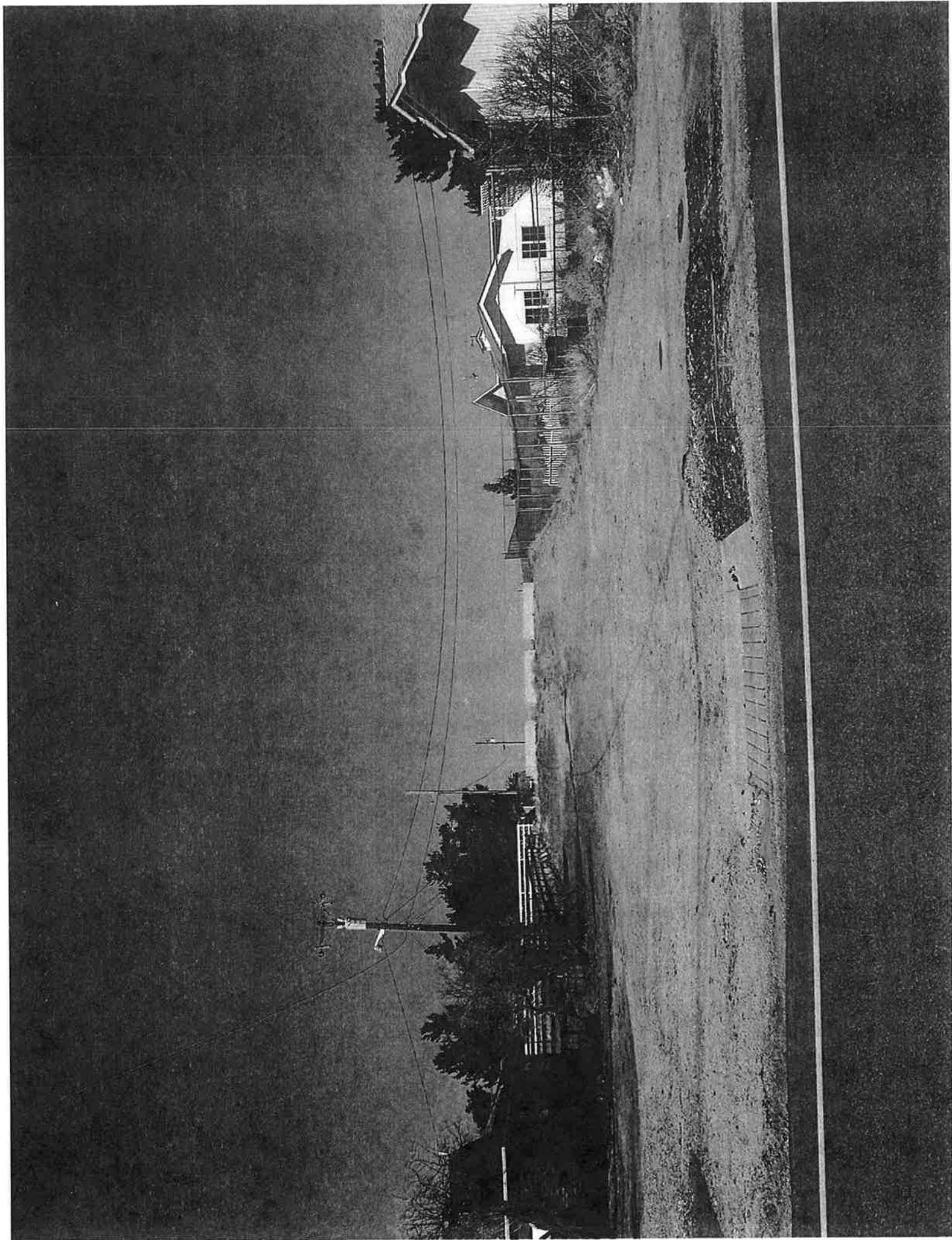
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## MEMORANDUM

**DATE:** February 5, 2018  
**TO:** Hope Sullivan – Planning Division  
**FROM:** Stephen Pottéy P.E. – Development Engineering Division  
**RE:** AB-18-009 Aspen Street in Entirety, apns 009-224-03,04,11 and 009-226-05,09,10  
Engineering Division 1<sup>st</sup> Submittal Review Comments

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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:

- Private access and public utility easements must be created over the abandoned portion of right-of-way, as depicted in the abandonment descriptions and exhibits.

**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. What is the chain of title of the right-of-way?  
Aspen Street was created when the Bureau of Land Management (SLM) 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 1224118, 1224318, 1244328, and 1224369) . Later, parcel maps and a Record of Survey show the right-of-way easement being 30-feet on either side of the centerline (Parcel Maps #1557, 1819, 2094, and 2864). There are no records indicating that the City ever paid for the right of way.
2. Will the abandonment result in material injury to the public?  
No. The section of right-of-way currently has utilities and serves as access to two landlocked parcels. This functionality will be preserved with private access and public utility easements.
3. What is the history regarding the street being dedicated or not?  
Aspen Street was created in the early 1960's by US patent.
4. What should the reasonable consideration be if the street was not dedicated?

Development Engineering has no comment on this finding.

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

Development Engineering has no comment on this finding.

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

On-street parking is available on this right-of-way. This parking serves the adjacent properties. The portions of right-of-way which have been available for parking will become private property, and as such, may be used for parking by the private property owners and their guests.

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

Public utility easements (PUE) and a private access easement must be created as shown in the descriptions and exhibits.

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

Please see above.



**Fire Department Comments – 02/06/2018**

Fire has no comment for AB 18-009

***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

Health Department – 2/9/2018 AB-18-009

**AB-18-009**

*Health and Human Services*

No concerns with the application as submitted.

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

[dboothe@carson.org](mailto:dboothe@carson.org)

January 23, 2018

Major Project Review Committee

Re: # AB 18-009

Greetings,

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 AB 18-009 (Abandonment of Aspen St. @ Arthur St. & Clear Creek).

1. ECA has no comments for this request.

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

Sincerely;

Mark Irwin  
Senior Environmental Control Officer

c: Kelly Hale, Environmental Control Foreman

**Parks & Rec Comments – 2/9/2018 AB-18-009**

Hope.....

The Parks, Recreation & Open Space Department has no comments on the above referenced road abandonment application regarding properties located along Aspen Street.

Thank you for providing our department with the opportunity to review and comment on this abandonment.

VERN & Patti

***Vern L. Krahn***  
***Senior Park Planner***

Carson City Parks, Recreation & Open Space Department  
3303 Butti Way, Bldg #9  
Carson City, NV 89701  
Office Phone: (775) 887-2262 x 7343  
Fax: (775) 887-2145  
[vkrahn@carson.org](mailto:vkrahn@carson.org)



APN(s): 009-224-03, 009-224-04, 009-224-11, 009-226-05, 009-226-09 and 009-22610

AN ORDER ABANDONING ALL OF ASPEN STREET RIGHT-OF-WAY, BEING APPROXIMATELY 60 FEET WIDE BY 570 FEET LONG, APPROXIMATELY 34, 121 SQUARE FEET, MORE OR LESS, LOCATED BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF ARTHUR STREET AND THE NORTHERLY RIGHT-OF-WAY OF CLEAR CREEK AVENUE, WITHIN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M, CARSON CITY, STATE OF NEVADA, ON PROPERTIES LOCATED ADJACENT TO 151 ARTHUR STREET, 153 ARTHUR STREET, 159 ARTHUR STREET, 160 CLEAR CREEK AVENUE, 230 CLEAR CREEK AVENUE AND 5431 ASPEN STREET, ASSESSOR'S PARCEL NUMBERS 009-224-03, 009-224-04, 009-224-11, 009-226-05, 009-226-09 AND 009-226-10, IN CARSON CITY, NEVADA.

WHEREAS, on January 18, 2018, Carson City Public Works duly filed a written application seeking vacation and abandonment of all of a public right-of-way, Aspen Street, being approximately 60 feet wide by 570 feet long, approximately 34,121 square feet, more or less, located between the southerly right-of-way of Arthur Street and the northerly right-of-way of Clear Creek Avenue, within a portion of the southeast 1/4 of the northwest 1/4 of the southwest 1/4 of section 32, Township 15 North, Range 20 East, M.D.M. Carson City, State of Nevada, adjacent to APN(s) 009-224-03, 009-224-04, 009-224-11, 009-226-05, 00-226-09 and 009-226-10, 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 February 28, 2018. 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 \_\_\_\_\_ 2018, 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 subject to the conditions of approval included in Exhibit(s) "C" and 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 \_\_\_\_\_, 2018, by the Carson City Board of Supervisors.

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ROBERT L. CROWELL, Mayor

ATTEST:

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SUSAN MERRIWETHER, Clerk-Recorder

<b>Carson City Planning Division</b> 108 E. Proctor Street, Carson City, NV 89701 Phone: (775) 887-2180 Email: <a href="mailto:planning@carson.org">planning@carson.org</a>		FOR OFFICE USE ONLY: CCMC 17.15
<b>FILE # AB - 18 - 009</b>		<b>ABANDONMENT OF PUBLIC RIGHT-OF-WAY</b>  FEE*: \$2,450.00 + noticing fee *Due after application is deemed complete by staff  <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) Including:</b> Application Form Written Project Description Justification Statement Site Map/Exhibit Legal Descriptions Development Engineering Memo of Support Utility Statements Title Report Documentation of Taxes Paid to Date  CD or USB DRIVE with complete application in PDF  Application Reviewed and Received By: _____  Submittal Deadline: See attached Planning Commission application submittal schedule.  Note: Submittals must be of sufficient clarity and detail to adequately review the request. Additional information may be required.
APPLICANT	PHONE #	
Carson City Public Works		
MAILING ADDRESS, CITY, STATE, ZIP		
3505 Butti Way, Carson City, Nevada 89701		
EMAIL ADDRESS		
PROPERTY OWNER	PHONE #	
Carson City		
MAILING ADDRESS, CITY, STATE, ZIP		
201 N. Carson Street, Carson City, NV 89701		
EMAIL ADDRESS		
APPLICANT AGENT/REPRESENTATIVE		
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		
Project's Assessor Parcel Number(s):		Street Address
N/A		Aspen Street, Carson City, NV 89701

Briefly describe the proposed right-of-way abandonment. If you are abandoning an access, explain how the parcel will be accessed:

Carson City Public Works is proposing to abandon Aspen Street between Arthur Street and Clear Creek Avenue. Due to existing utilities, the abandonment will include a blanket public utility easement over all portions of the road right-of-way to be abandoned. Additionally, the request will include a 20 foot wide access easement to provide access to the interior parcels.

**PROPERTY OWNER'S AFFIDAVIT**

I, Stephanie Hicks, being duly deposed, 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.

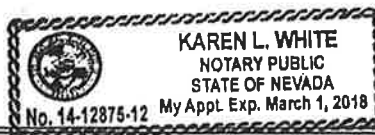
Signature: Stephanie L Hicks Address: 3505 Butti Way, Carson City, NV 89701 Date: 1/18/18  
 Carson City Real Property Manager

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

STATE OF NEVADA  
 COUNTY

On January 18, 2018, 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.

Karen L White  
 Notary Public



AB-18-009

ADJACENT PROJECT APNS and ADDRESSES:

Abandonment of Aspen Street between Arthur Street and Clear Creek Avenue, adjacent to: Assessor's Parcel Numbers 009-224-03, -04 and 11, 009-226-05, -09 and -10 addressed as 151, 153 and 159 Arthur Street, 160 and 230 Clear Creek Avenue, and 5431 Aspen Street.



## CARSON CITY NEVADA

### Consolidated Municipality and State Capital

### PUBLIC WORKS

January 18, 2018

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

**Subject: Justification for Abandonment of Aspen Street**

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Dear Ms. Sullivan:

Please accept this letter as the project description and statement of justification for a request for abandonment of Aspen Street in Carson City, Nevada. This request is to abandon the entire 60-foot right-of-way between Arthur Street and Clear Creek Avenue, adjacent to properties located at 151 Arthur Street, 153 Arthur Street, 159 Arthur Street, 5431 Aspen Street, 160 Clear Creek Avenue, and 230 Clear Creek Avenue. The area to be abandoned totals approximately 34,121 square feet and is more particularly described in the attached exhibits.

Aspen 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. 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 through roadway and is not improved as a roadway.

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 acreage would be split at the center of the right-of-way running north and south, and assigned to the property owners adjacent to the right-of-way on the east and west. The City has been communicating with several of the property owners over the last year. In addition, all affected property owners were sent a letter on January 18, 2018, advising that the resultant increase in acreage to their parcel due to the abandonment will be taxed in the future. The public will not be damaged by this abandonment as the areas being abandoned are not currently used for public purposes.

Additionally, most of the adjacent parcels access their properties via Arthur Street or Clear Creek Avenue. However, there are two interior parcels that without access easements would be land locked as the result of this abandonment. The application includes the creation of a 20-foot access easement to ensure access for the two interior parcels.



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

*Comment:* Aspen 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 1224118, 1224318, 1244328, and 1224369). Later, parcel maps and a Record of Survey show the right-of-way easement being 30-feet on either side of the centerline (Parcel Maps #1557, 1819, 2094, and 2864).

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 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. NV Energy and Nevada Bell Telephone Company dba AT&T have 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. Additionally, there is an existing water line within the right-of-way and a future sewer extension proposed. Therefore, the City would request a blanket public utility easement to remain over all portions of Aspen Street to be abandoned as provided on the exhibits and descriptions to be 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

**EXHIBIT "A"**  
**Private Access Easement**

All that certain real property situate within the SE1/4 NW1/4 SW1/4 of Section 32, Township 15 North, Range 20 East, M.D.M., Carson City, State of Nevada, being a portion of Aspen Street as shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 and on Parcel Map No. 2094, filed as Document No. 172859, both Official Records of Carson City, State of Nevada, and being more particularly described as follows:

A strip of land, 30.00 feet in width, laying 15.00 feet on each side of the following described centerline;

**BEGINNING** at a point on the centerline of said Aspen Street, from which the southeasterly most corner of Parcel A of said Parcel Map No. 1557, bears North 89°10'15" West, a distance of 30.00 feet;

**THENCE** from said point of beginning, along said centerline North 00°44'30" East, 150.00 feet to the intersection with the southerly right of way line of Arthur Street and the **POINT OF TERMINATION** of the herein described centerline.

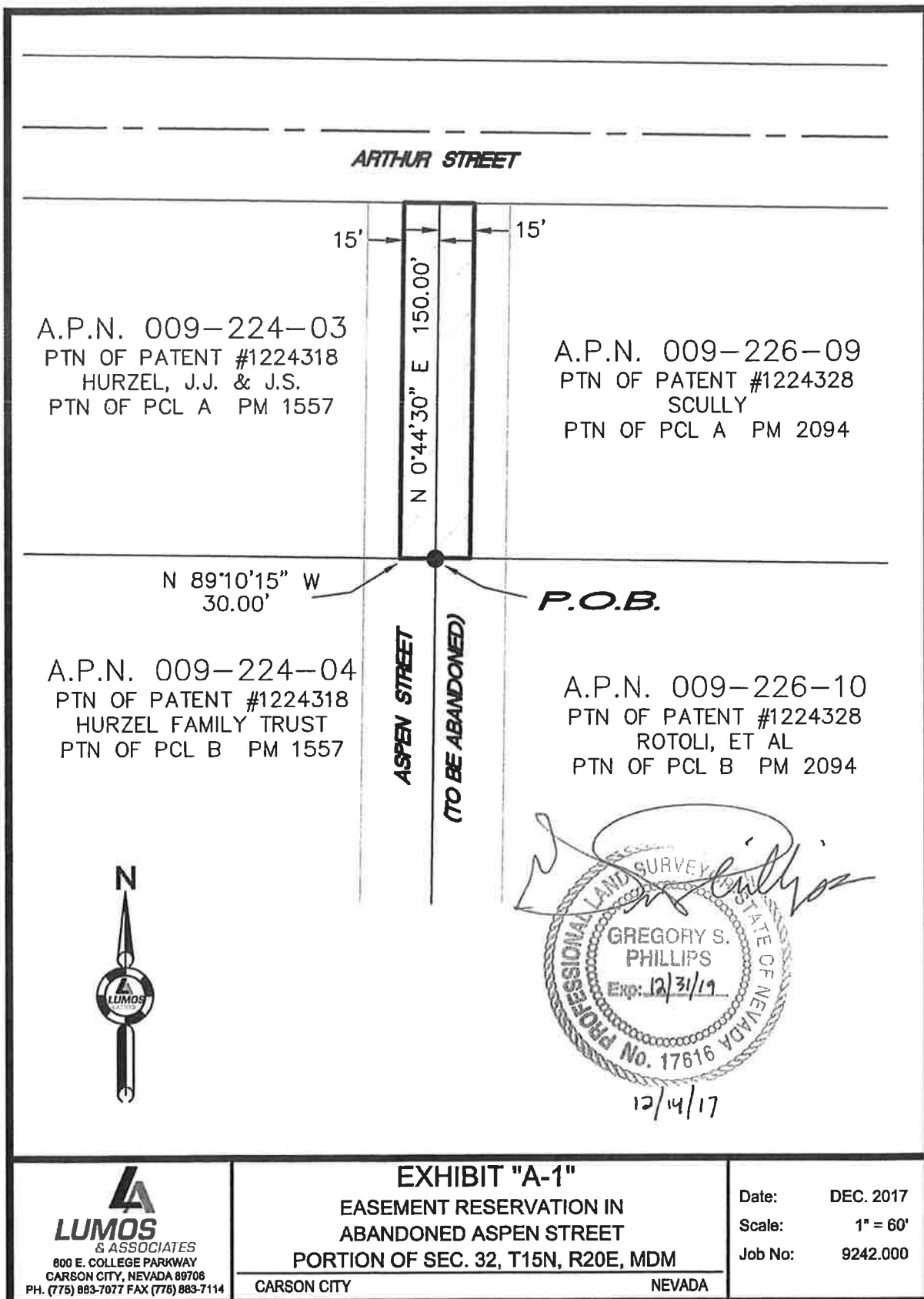
The sidelines of the herein described centerline to be lengthened or shortened so as to intersect at the southerly right of way line of said Arthur Street and the prolongation of the southerly lines of Parcel A per said Parcel Map No. 1557 and Parcel A per said Parcel Map No. 2094 to the centerline of said Aspen Street.

*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 Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
Greg Phillips, P.L.S.  
800 East College Pkwy  
Carson City, NV 89706





**EXHIBIT "A"**  
**Road Abandonment of a Portion of**  
**Aspen Street Affecting A.P.N. 009-224-03**

All that certain real property situate within the NW1/4 SE1/4 NW1/4 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. 1224318, dated December 1, 1961, and being more particularly described as follows:

The westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain Parcel A as said parcel is shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the northeast corner of said Parcel A being the Point of Intersection of the southerly line of Arthur Street with the westerly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 1557;

Thence from said **POINT OF BEGINNING**, along said westerly line of Aspen Street, South 00°44'30" West a distance of 150.00 feet to the southeast corner of said Parcel A, as shown on said Parcel Map;

Thence leaving said westerly line of Aspen Street and proceeding along the easterly prolongation of the southerly line of aforementioned Parcel A, South 89°10'15" East, a distance of 30.00 feet to the centerline of Aspen Street, also being the easterly line of said government patent;

Thence leaving said easterly prolongation and proceeding along said centerline and the easterly line of said patent, North 00°44'30" East, a distance of 150.00 feet to an intersection with the aforementioned southerly line of Arthur Street,

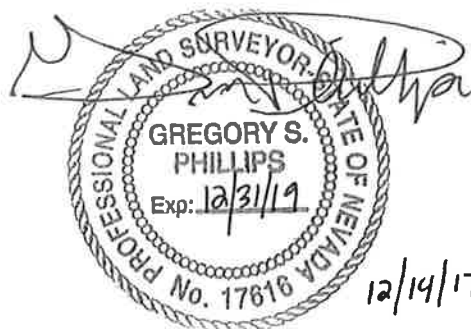
Thence leaving said centerline and easterly patent line and proceeding along the aforementioned southerly line of Arthur Street, North 89°10'15" West a distance of 30.00 feet to the Point of Beginning and end of this description containing 4,500 square feet, more or less.

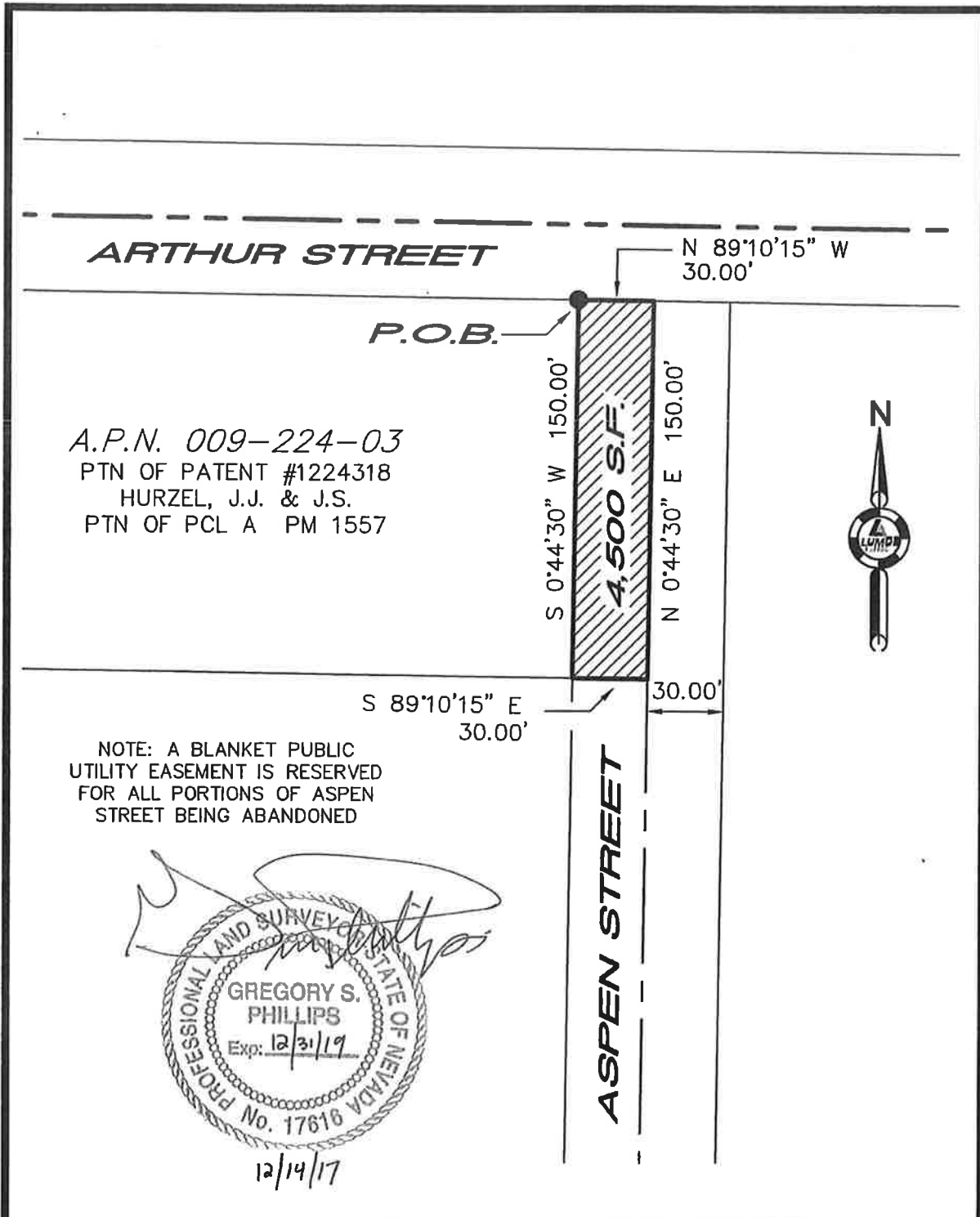
A blanket public utility easement is reserved for all portions of Aspen Street being abandoned.


*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 Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706





 <p><b>LUMOS &amp; ASSOCIATES</b> 800 E. COLLEGE PARKWAY CARSON CITY, NEVADA 89706 TEL (775) 883-7077 FAX (775) 883-7114</p>	<p align="center"><b>EXHIBIT "A-1"</b></p> <p align="center">ABANDONMENT OF A PTN OF ASPEN STREET AFFECTING APN 009-224-03 PORTION OF SEC. 32, T15N, R20E, MDM</p> <p>CARSON CITY NEVADA</p>	<p>Date: DEC. 2017</p> <p>Scale: 1" = 60'</p> <p>Job No: 9242.000</p>
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**EXHIBIT "A-2"**  
**Aspen Street Abandonment**  
**Resultant Parcel Description A.P.N. 009-224-03**

All the real property situate in Carson City, State of Nevada, more particularly described as follows:

Parcel A as shown on Map Number 1557  
(cka Arthur Street, Carson City, Nevada)

**TOGETHER WITH**

All that certain real property situate within the NW1/4 SE1/4 NW1/4 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. 1224318, dated December 1, 1961, and being more particularly described as follows:

The westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain Parcel A as said parcel is shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the northeast corner of said Parcel A being the Point of Intersection of the southerly line of Arthur Street with the westerly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 1557;

Thence from said **POINT OF BEGINNING**, along said westerly line of Aspen Street, South 00°44'30" West a distance of 150.00 feet to the southeast corner of said Parcel A, as shown on said Parcel Map;

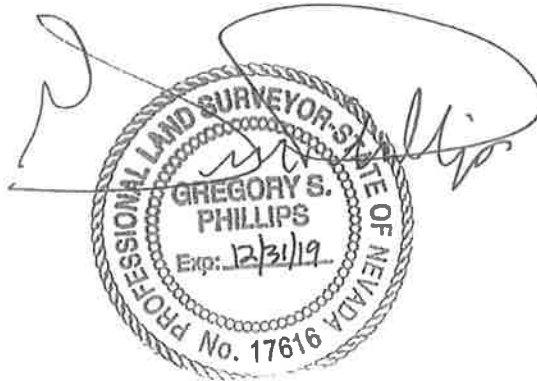
Thence leaving said westerly line of Aspen Street and proceeding along the easterly prolongation of the southerly line of aforementioned Parcel A, South 89°10'15" East, a distance of 30.00 feet to the centerline of Aspen Street, also being the easterly line of said government patent;

Thence leaving said easterly prolongation and proceeding along said centerline and the easterly line of said patent, North 00°44'30" East, a distance of 150.00 feet to an intersection with the aforementioned southerly line of Arthur Street,

Thence leaving said centerline and easterly patent line and proceeding along the aforementioned southerly line of Arthur Street, North 89°10'15" West a distance of 30.00 feet to the Point of Beginning and end of this description containing 4,500 square feet, more or less.

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
Greg Phillips, P.L.S.  
800 East College Pkwy  
Carson City, NV 89706



01/17/18

**EXHIBIT "A"**  
**Road Abandonment of a Portion of**  
**Aspen Street Affecting A.P.N. 009-224-04**

All that certain real property situate within the NW1/4 SE1/4 NW1/4 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. 1224318, dated December 1, 1961, and being more particularly described as follows:

The westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain Parcel B as said parcel is shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the southeast corner of said Parcel B being situate on the westerly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 1557;

Thence from said **POINT OF BEGINNING**, along said westerly line of Aspen Street, North 00°44'30" East a distance of 149.32 feet to the northeast corner of said Parcel B, as shown on said Parcel Map;

Thence leaving said westerly line of Aspen Street and proceeding along the easterly prolongation of the northerly line of aforementioned Parcel B, South 89°10'15" East, a distance of 30.00 feet to the centerline of Aspen Street, also being the easterly line of said government patent;

Thence leaving said easterly prolongation and proceeding along said centerline and the easterly line of said patent, South 00°44'30" West, a distance of 149.32 feet to an intersection with the easterly prolongation of the southerly line of said Parcel B,

Thence leaving said centerline and easterly patent line and proceeding along the aforementioned easterly prolongation of the southerly line of said Parcel B, North 89°09'43" West a distance of 30.00 feet to the Point of Beginning and end of this description.

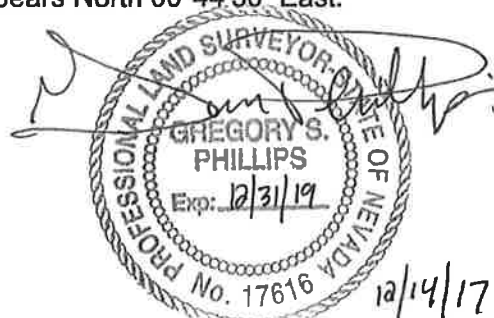
Containing 4,480 square feet, more or less.

A blanket public utility easement is reserved for all portions of Aspen Street being abandoned.

*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 Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706



# ARTHUR STREET



NOTE: A BLANKET PUBLIC  
UTILITY EASEMENT IS RESERVED  
FOR ALL PORTIONS OF ASPEN  
STREET BEING ABANDONED

S 89°10'15" E  
30.00'

A.P.N. 009-224-04  
PTN OF PATENT #1224318  
HURZEL FAMILY TRUST  
PTN OF PCL B PM 1557

P.O.B.

N 0°44'30" E 149.32'

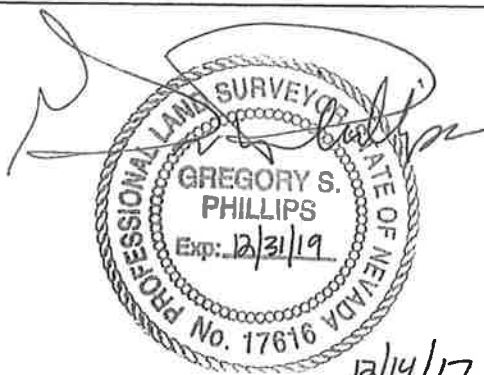
4,480 S.F.

S 0°44'30" W 149.32'

N 89°09'43" W  
30.00'

30.00'

ASPEN STREET



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

## EXHIBIT "A-1"

ABANDONMENT OF A PTN OF ASPEN STREET  
AFFECTING APN 009-224-04  
PORTION OF SEC. 32, T15N, R20E, MDM

CARSON CITY

NEVADA

Date: DEC. 2017  
Scale: 1" = 60'  
Job No: 9242.000

**EXHIBIT "A-2"**  
**Aspen Street Abandonment**  
**Resultant Parcel Description A.P.N. 009-224-04**

All the real property situate in Carson City, State of Nevada, more particularly described as follows:

A portion of the NW ¼ of the SE ¼ of the NW ¼ of the SW ¼ of Section 32, Township 15 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel B of the Parcel Map for John and Hattie Hurzel filed for record in the Recorder of Carson City, Nevada, on April 27, 1988, in book 6 of Maps, Page 1557, as File No. 69820.

Excepting Therefrom all oil, gas, and other mineral deposits as reserved in the Patent from the United States of America, Recorded in Book 93, Page 528 of Deeds, in the office of the County Recorder of County Recorder of Ormsby County (now Carson City), Nevada.

**TOGETHER WITH**

All that certain real property situate within the NW1/4 SE1/4 NW1/4 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. 1224318, dated December 1, 1961, and being more particularly described as follows:

The westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain Parcel B as said parcel is shown and delineated on Parcel Map No. 1557, filed as Document No. 69820 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the southeast corner of said Parcel B being situate on the westerly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 1557;

Thence from said **POINT OF BEGINNING**, along said westerly line of Aspen Street, North 00°44'30" East a distance of 149.32 feet to the northeast corner of said Parcel B, as shown on said Parcel Map;

Thence leaving said westerly line of Aspen Street and proceeding along the easterly prolongation of the northerly line of aforementioned Parcel B, South 89°10'15" East, a distance of 30.00 feet to the centerline of Aspen Street, also being the easterly line of said government patent;

Thence leaving said easterly prolongation and proceeding along said centerline and the easterly line of said patent, South 00°44'30" West, a distance of 149.32 feet to an intersection with the easterly prolongation of the southerly line of said Parcel B,

Thence leaving said centerline and easterly patent line and proceeding along the aforementioned easterly prolongation of the southerly line of said Parcel B, North 89°09'43" West a distance of 30.00 feet to the Point of Beginning and end of this description.

Containing 4,480 square feet, more or less.

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:

**Lumos & Associates**

Greg Phillips, P.L.S.

800 East College Pkwy

Carson City, NV 89706





**EXHIBIT "A"**  
**Road Abandonment of a Portion of**  
**Aspen Street Affecting A.P.N. 009-224-11**

All that certain real property situate within the SW1/4 SE1/4 NW1/4 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. 1224369, dated December 5, 1961, and being more particularly described as follows:

The westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain parcel of land described in the deed filed as Document No. 457306 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the southeast corner of said parcel being the Point of Intersection of the northerly line of Clear Creek Avenue with the westerly line of Aspen Street;

Thence from said **POINT OF BEGINNING**, along said westerly line of Aspen Street, North 00°44'30" East a distance of 269.33 feet to the northeast corner of said Parcel;

Thence leaving said westerly line of Aspen Street and proceeding along the easterly prolongation of the northerly line of said Parcel, South 89°09'43" East, a distance of 30.00 feet to the centerline of Aspen Street, also being the easterly line of said government patent;

Thence leaving said easterly prolongation and proceeding along said centerline and the easterly line of said patent, South 00°44'30" West, a distance of 269.33 feet to an intersection with the aforementioned northerly line of Clear Creek Avenue,

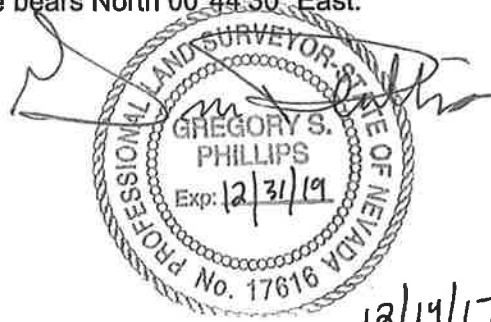
Thence leaving said centerline and easterly patent line and proceeding along the aforementioned northerly line of Clear Creek Avenue, North 89°09'10" West a distance of 30.00 feet to the Point of Beginning and end of this description and containing 8,080 square feet, more or less.

A blanket public utility easement is reserved for all portions of Aspen Street being abandoned.

*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 Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

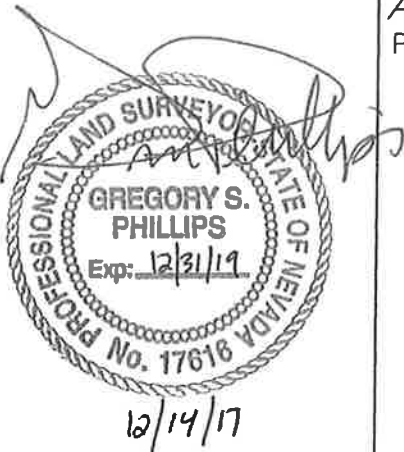
Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706



NOTE: A BLANKET PUBLIC  
UTILITY EASEMENT IS RESERVED  
FOR ALL PORTIONS OF ASPEN  
STREET BEING ABANDONED

S 89°09'43" E  
30.00'

A.P.N. 009-224-11  
PTN OF PATENT #1224369  
GALLINA, R.M. & J.M.



30.00'

N 0°44'30" E 269.33'

8,080 S.F.

S 0°44'30" W 269.33'

ASPEN STREET



P.O.B.

N 89°09'10" W  
30.00'

CLEAR CREEK AVENUE

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

**EXHIBIT "A-1"**  
ABANDONMENT OF A PTN OF ASPEN STREET  
AFFECTING APN 009-224-11  
PORTION OF SEC. 32, T15N, R20E, MDM  
CARSON CITY NEVADA

Date: DEC. 2017  
Scale: 1" = 60'  
Job No: 9242.000

**EXHIBIT "A-2"**  
**Aspen Street Abandonment**  
**Resultant Parcel Description A.P.N. 009-224-11**

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

The East  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 32, Township 15 North, Range 20 East, M.D.B.&M., according to the Official Plat thereof.

**EXCEPTING THEREFROM** the interest described in that certain Agreement to Purchase, by and between Hugh J. & Ellen M. Smith Family Revocable Trust to Carson City, Nevada, a consolidated municipality, dated February 5, 2015, recorded February 23, 2015, as Document No. 451240, Official Records, Carson City, Nevada.

NOTE: The above metes and bounds description appeared previously in the certain Agreement to Purchase recorded in the office of the County Recorder of Carson City County, Nevada on February 23, 2015, as Document No. 451240 of Official Records.

**TOGETHER WITH**

All that certain real property situate within the SW $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  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. 1224369, dated December 5, 1961, and being more particularly described as follows:

The westerly 30.00 feet of Aspen Street lying easterly of and contiguous to the easterly line of that certain parcel of land described in the deed filed as Document No. 457306 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the southeast corner of said parcel being the Point of Intersection of the northerly line of Clear Creek Avenue with the westerly line of Aspen Street;

Thence from said **POINT OF BEGINNING**, along said westerly line of Aspen Street, North  $00^{\circ}44'30''$  East a distance of 269.33 feet to the northeast corner of said Parcel;

Thence leaving said westerly line of Aspen Street and proceeding along the easterly prolongation of the northerly line of said Parcel, South  $89^{\circ}09'43''$  East, a distance of 30.00 feet to the centerline of Aspen Street, also being the easterly line of said government patent;

Thence leaving said easterly prolongation and proceeding along said centerline and the easterly line of said patent, South  $00^{\circ}44'30''$  West, a distance of 269.33 feet to an intersection with the aforementioned northerly line of Clear Creek Avenue,

Thence leaving said centerline and easterly patent line and proceeding along the aforementioned northerly line of Clear Creek Avenue, North  $89^{\circ}09'10''$  West a distance of 30.00

feet to the Point of Beginning and end of this description and containing 8,080 square feet, more or less.

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:

**Lumos & Associates**

Greg Phillips, P.L.S.

800 East College Pkwy

Carson City, NV 89706



**EXHIBIT "A"**  
**Road Abandonment of a Portion of**  
**Aspen Street Affecting A.P.N. 009-226-05**

All that certain real property situate within the SE1/4 SE1/4 NW1/4 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. 1224118, dated November 20, 1961, and being more particularly described as follows:

The easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel 1 as said parcel is shown and delineated on Parcel Map No. 1819, filed as Document No. 104144 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the southwest corner of said parcel being the Point of Intersection of the northerly line of Clear Creek Avenue with the easterly line of Aspen Street;

Thence from said **POINT OF BEGINNING**, along said easterly line of Aspen Street, North 00°44'30" East a distance of 269.18 feet to the northwest corner of said Parcel;

Thence leaving said easterly line of Aspen Street and proceeding along the westerly prolongation of the northerly line of said Parcel, North 89°09'06" West, a distance of 30.00 feet to the centerline of Aspen Street, also being the westerly line of said government patent;

Thence leaving said westerly prolongation and proceeding along said centerline and the westerly line of said patent, South 00°44'30" West, a distance of 269.18 feet to an intersection with the aforementioned northerly line of Clear Creek Avenue,

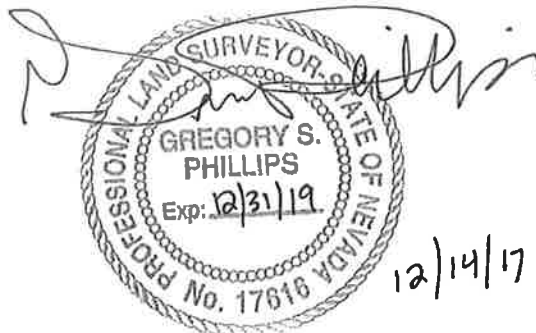
Thence leaving said centerline and westerly patent line and proceeding along the aforementioned northerly line of Clear Creek Avenue, South 89°09'10" East a distance of 30.00 feet to the Point of Beginning and end of this description and containing 8,075 square feet, more or less.

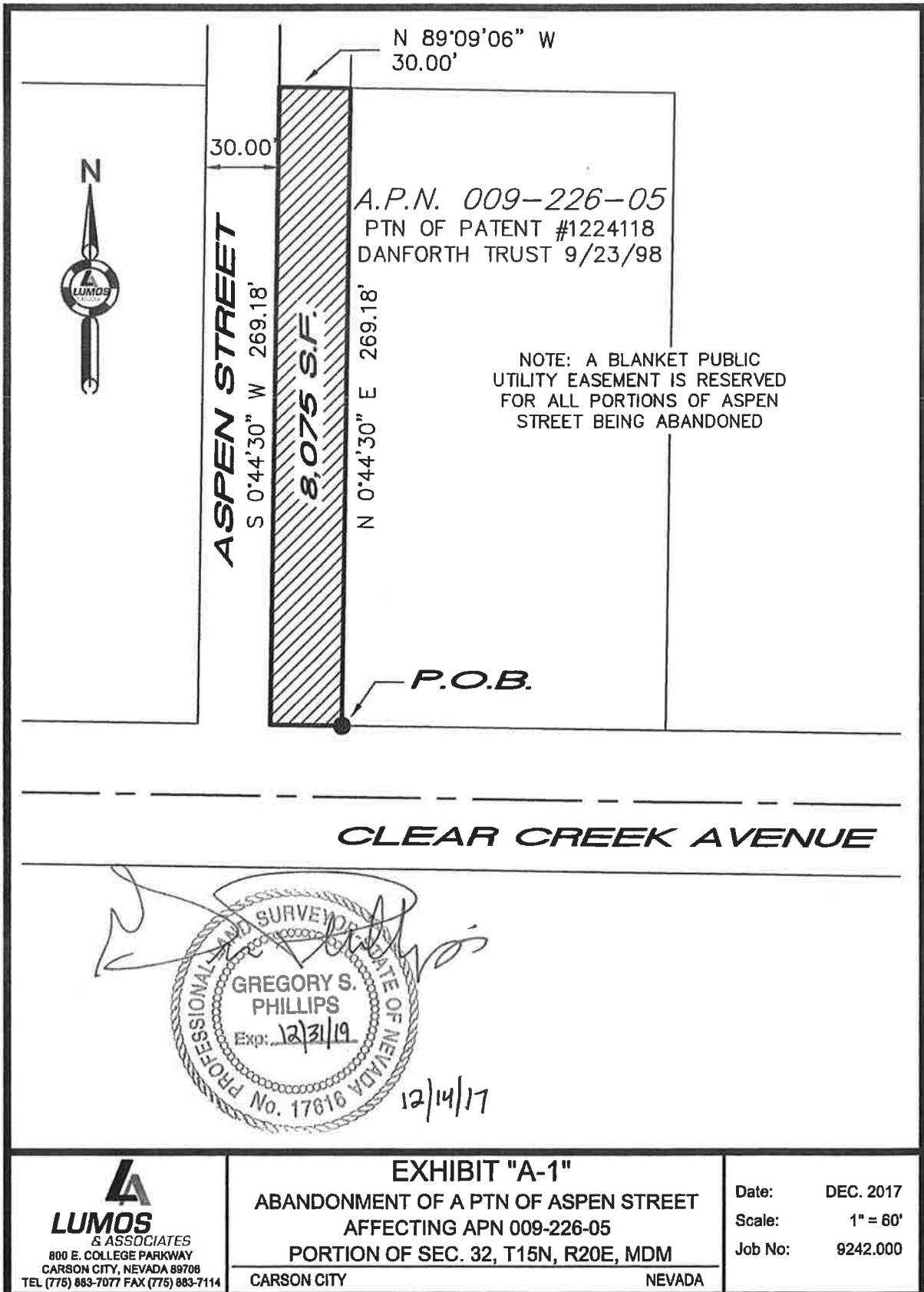
A blanket public utility easement is reserved for all portions of Aspen Street being abandoned.

*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 Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706







**EXHIBIT "A-2"**  
**Aspen Street Abandonment**  
**Resultant Parcel Description A.P.N. 009-226-05**

PARCEL 1 AS SHOWN ON THE PARCEL MAP FOR LEE AND EULA RASNER RECORDED IN THE OFFICE OF THE CARSON CITY RECORDER, STATE OF NEVADA ON AUGUST 6, 1990 IN BOOK 6 OF MAPS, PAGE 1819 AS DOCUMENT NO. 104144.

**TOGETHER WITH**

All that certain real property situate within the SE1/4 SE1/4 NW1/4 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. 1224118, dated November 20, 1961, and being more particularly described as follows:

The easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel 1 as said parcel is shown and delineated on Parcel Map No. 1819, filed as Document No. 104144 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the southwest corner of said parcel being the Point of Intersection of the northerly line of Clear Creek Avenue with the easterly line of Aspen Street;

Thence from said **POINT OF BEGINNING**, along said easterly line of Aspen Street, North 00°44'30" East a distance of 269.18 feet to the northwest corner of said Parcel;

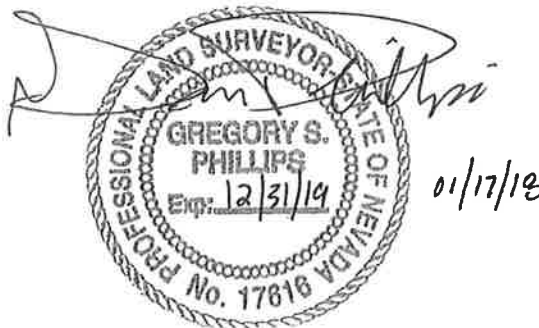
Thence leaving said easterly line of Aspen Street and proceeding along the westerly prolongation of the northerly line of said Parcel, North 89°09'06" West, a distance of 30.00 feet to the centerline of Aspen Street, also being the westerly line of said government patent;

Thence leaving said westerly prolongation and proceeding along said centerline and the westerly line of said patent, South 00°44'30" West, a distance of 269.18 feet to an intersection with the aforementioned northerly line of Clear Creek Avenue,

Thence leaving said centerline and westerly patent line and proceeding along the aforementioned northerly line of Clear Creek Avenue, South 89°09'10" East a distance of 30.00 feet to the Point of Beginning and end of this description and containing 8,075 square feet, more or less.

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706



**EXHIBIT "A"**  
**Road Abandonment of a Portion of**  
**Aspen Street Affecting A.P.N. 009-226-10**

All that certain real property situate within the NE1/4 SE1/4 NW1/4 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. 1224328, dated December 1, 1961, and being more particularly described as follows:

The easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel B as said parcel is shown and delineated on Parcel Map No. 2094, filed as Document No. 172859 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the Southwest corner of said Parcel B being situate on the easterly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 2094;

Thence from said **POINT OF BEGINNING**, along said easterly line of Aspen Street, North 00°44'30" East a distance of 149.77 feet to the northwest corner of said Parcel B, as shown on said Parcel Map;

Thence leaving said westerly line of Aspen Street and proceeding along the westerly prolongation of the northerly line of aforementioned Parcel B, North 89°10'15" West, a distance of 30.00 feet to the centerline of Aspen Street, also being the westerly line of said government patent;

Thence leaving said westerly prolongation and proceeding along said centerline and the westerly line of said patent, South 00°44'30" West, a distance of 149.77 feet to an intersection with the westerly prolongation of the southerly line aforementioned Parcel B,

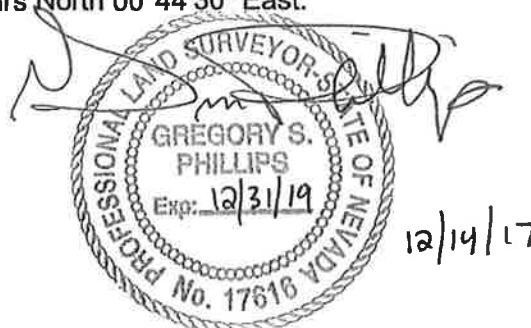
Thence leaving said centerline and westerly patent line and proceeding along the aforementioned westerly prolongation of the southerly line aforementioned Parcel B, South 89°09'43" East a distance of 30.00 feet to the Point of Beginning and end of this description. Containing 4,493 square feet, more or less.

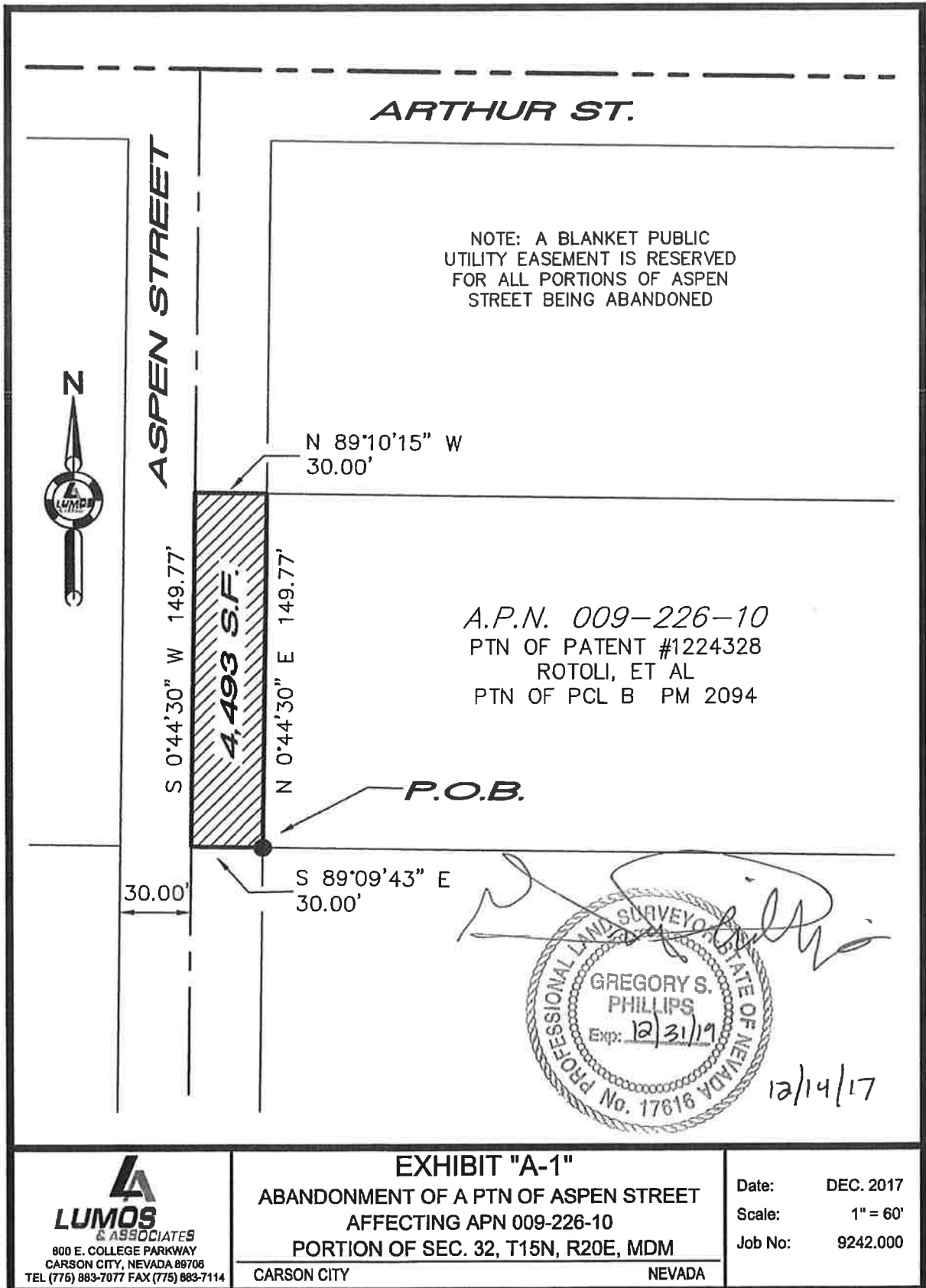
A blanket public utility easement is reserved for all portions of Aspen Street being abandoned.

*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 Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706





**EXHIBIT "A-2"**  
**Aspen Street Abandonment**  
**Resultant Parcel Description A.P.N. 009-226-10**

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

Parcel B as shown on Parcel Map for Thomas S. & Helen M. Been, being a portion of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada, recorded in the office of the Carson City Recorder, State of Nevada on March 3, 1995 in Book 7 of Maps at Page 2094 as File No. 172859, Official Records.

**TOGETHER WITH**

All that certain real property situate within the NE1/4 SE1/4 NW1/4 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. 1224328, dated December 1, 1961, and being more particularly described as follows:

The easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel B as said parcel is shown and delineated on Parcel Map No. 2094, filed as Document No. 172859 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the Southwest corner of said Parcel B being situate on the easterly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 2094;

Thence from said **POINT OF BEGINNING**, along said easterly line of Aspen Street, North 00°44'30" East a distance of 149.77 feet to the northwest corner of said Parcel B, as shown on said Parcel Map;

Thence leaving said westerly line of Aspen Street and proceeding along the westerly prolongation of the northerly line of aforementioned Parcel B, North 89°10'15" West, a distance of 30.00 feet to the centerline of Aspen Street, also being the westerly line of said government patent;

Thence leaving said westerly prolongation and proceeding along said centerline and the westerly line of said patent, South 00°44'30" West, a distance of 149.77 feet to an intersection with the westerly prolongation of the southerly line aforementioned Parcel B,

Thence leaving said centerline and westerly patent line and proceeding along the aforementioned westerly prolongation of the southerly line aforementioned Parcel B, South 89°09'43" East a distance of 30.00 feet to the Point of Beginning and end of this description. Containing 4,493 square feet, more or less.

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

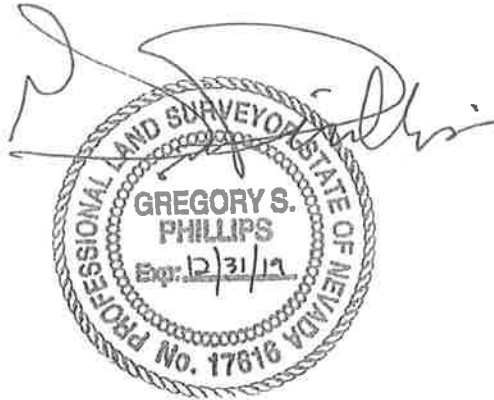
Prepared by:

**Lumos & Associates**

Greg Phillips, P.L.S.

800 East College Pkwy

Carson City, NV 89706



01/17/18

**EXHIBIT "A"**  
**Road Abandonment of a Portion of**  
**Aspen Street Affecting A.P.N. 009-226-09**

All that certain real property situate within the NE1/4 SE1/4 NW1/4 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. 1224328, dated December 1, 1961, and being more particularly described as follows:

The easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel A as said parcel is shown and delineated on Parcel Map No. 2094, filed as Document No. 172859 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the northwest corner of said Parcel A being the Point of Intersection of the southerly line of Arthur Street with the easterly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 2094;

Thence from said **POINT OF BEGINNING**, along said easterly line of Aspen Street, South 00°44'30" West a distance of 149.76 feet to the southwest corner of said Parcel A, as shown on said Parcel Map;

Thence leaving said easterly line of Aspen Street and proceeding along the westerly prolongation of the southerly line of aforementioned Parcel A, North 89°10'15" West, a distance of 30.00 feet to the centerline of Aspen Street, also being the westerly line of said government patent;

Thence leaving said westerly prolongation and proceeding along said centerline and the westerly line of said patent, North 00°44'30" East, a distance of 149.76 feet to an intersection with the aforementioned southerly line of Arthur Street,

Thence leaving said centerline and westerly patent line and proceeding along the aforementioned southerly line of Arthur Street, South 89°10'15" East a distance of 30.00 feet to the Point of Beginning and end of this description and containing 4,493 square feet, more or less.

A blanket public utility easement is reserved for all portions of Aspen Street being abandoned.

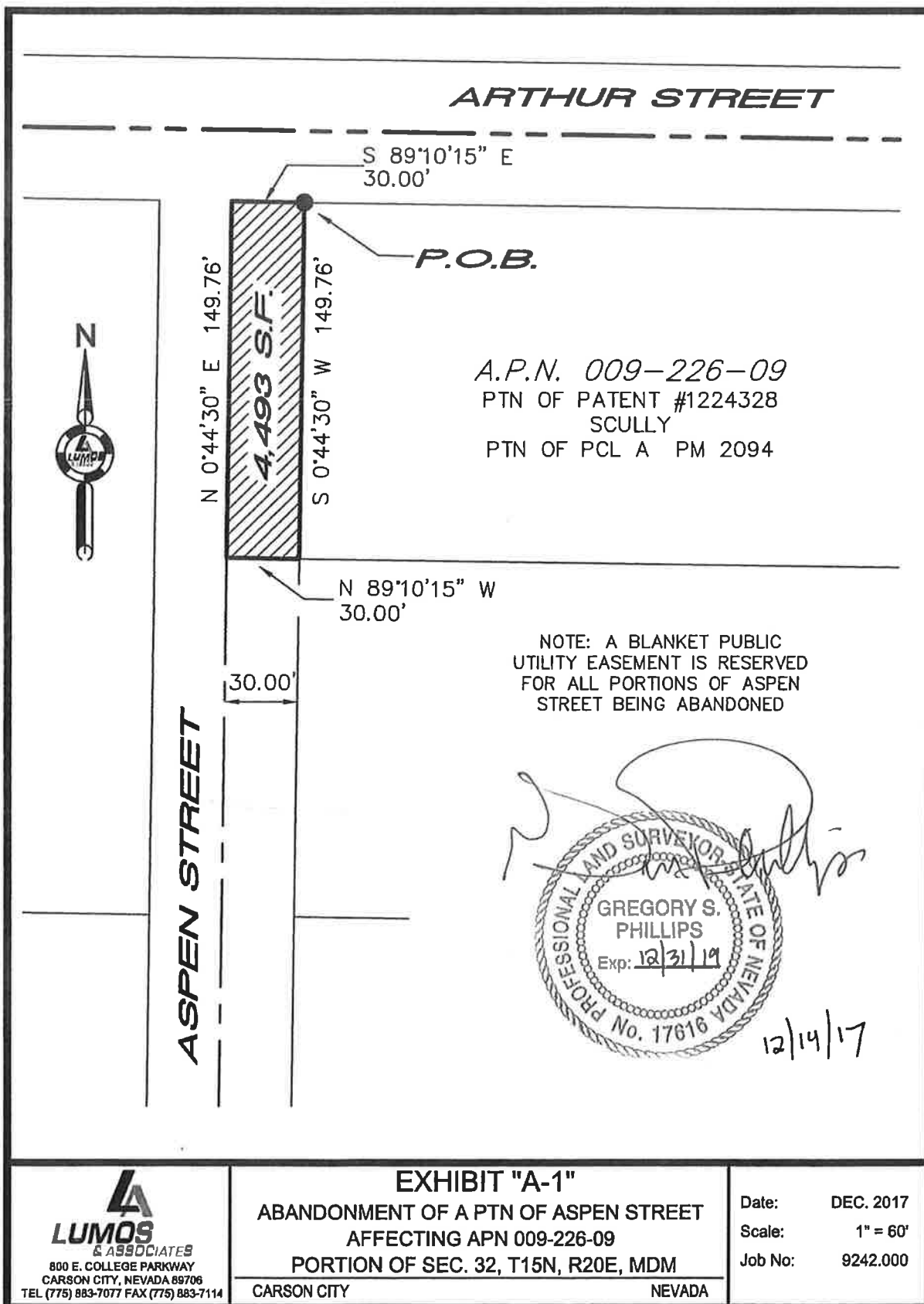
*SEE EXHIBIT "A-1", Plat to Accompany Description, attached hereto and made a part hereof.*

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:  
**Lumos & Associates**  
 Greg Phillips, P.L.S.  
 800 East College Pkwy  
 Carson City, NV 89706







**EXHIBIT "A-2"**  
**Aspen Street Abandonment**  
**Resultant Parcel Description A.P.N. 009-226-09**

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

Parcel A, as shown on Parcel Map No. 2094 for THOMAS S. AND HELEN M. BEEN, recorded in the office of the Carson City Recorder, State of Nevada, on March 3, 1995, in Book 7 of Maps, at Page 2094, as File No. 173859, Official Records.

**TOGETHER WITH**

All that certain real property situate within the NE1/4 SE1/4 NW1/4 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. 1224328, dated December 1, 1961, and being more particularly described as follows:

The easterly 30.00 feet of Aspen Street lying westerly of and contiguous to the westerly line of that certain Parcel A as said parcel is shown and delineated on Parcel Map No. 2094, filed as Document No. 172859 of the Official Records of Carson City, and being further described as follows:

**BEGINNING** at the northwest corner of said Parcel A being the Point of Intersection of the southerly line of Arthur Street with the easterly line of Aspen Street, as said point is shown and delineated on the aforementioned Parcel Map No. 2094;

Thence from said **POINT OF BEGINNING**, along said easterly line of Aspen Street, South 00°44'30" West a distance of 149.76 feet to the southwest corner of said Parcel A, as shown on said Parcel Map;

Thence leaving said easterly line of Aspen Street and proceeding along the westerly prolongation of the southerly line of aforementioned Parcel A, North 89°10'15" West, a distance of 30.00 feet to the centerline of Aspen Street, also being the westerly line of said government patent;

Thence leaving said westerly prolongation and proceeding along said centerline and the westerly line of said patent, North 00°44'30" East, a distance of 149.76 feet to an intersection with the aforementioned southerly line of Arthur Street,

Thence leaving said centerline and westerly patent line and proceeding along the aforementioned southerly line of Arthur Street, South 89°10'15" East a distance of 30.00 feet to the Point of Beginning and end of this description and containing 4,493 square feet, more or less.

The **BASIS OF BEARING** for this description is the centerline of Aspen Street as said line appears on Record of Survey 2864 filed as Document No. 465470 of the Official Records of Carson City. Said centerline bears North 00°44'30" East.

Prepared by:

**Lumos & Associates**  
Greg Phillips, P.L.S.  
800 East College Pkwy  
Carson City, NV 89706



01/17/18

## Stephanie Hicks

---

**From:** Dan Stucky  
**Sent:** Thursday, January 18, 2018 7:52 AM  
**To:** Stephanie Hicks  
**Subject:** RE: Abandonment of Aspen Street

I support this abandonment

**Dan Stucky, P.E. | City Engineer**  
Public Works Department | Carson City



3505 Butti Way, Carson City, NV 89701 | Office: 775-887-2355 | Direct: 775-283-7084  
Email: [dstucky@carson.org](mailto:dstucky@carson.org) | Web: [www.carson.org](http://www.carson.org)

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**From:** Stephanie Hicks  
**Sent:** Thursday, January 18, 2018 7:09 AM  
**To:** Dan Stucky  
**Subject:** Abandonment of Aspen Street

Good Morning, Dan:

Can you please advise of your support of the abandonment of road right-of-way for Aspen Street between Arthur Street and Clear Creek Avenue? While the road right-of-way will be abandoned, a blanket utility easement for the entire area subject to the roadway abandonment will be reserved. Additionally, a 20 foot access easement will be created to provide access to the two interior parcels.

Thanks!

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



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

LOCATED AT: Aspen Street located within the SE1/4 NW1/4 SW1/4 of Section 32

(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 _____
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Signature _____	Print Name _____	Company _____	Date _____
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Signature _____	Print Name _____	Company _____	Date _____
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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 _____	MATT GENGERRICH Print Name _____	NV ENERGY Company _____	11/28/16 Date _____
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Signature _____	Print Name _____	Company _____	Date _____
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Signature _____	Print Name _____	Company _____	Date _____
-----------------	------------------	---------------	------------

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

Signature _____	Print Name _____	Company _____	Date _____
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Signature _____	Print Name _____	Company _____	Date _____
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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: Aspen Street located within the SE1/4 NW1/4 SW1/4 of Section 32

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

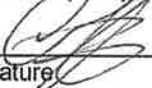
1. We DO NOT have a utility in the right-of-way being abandoned and DO NOT desire continuation of said easement in its present location.

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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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.

	CLIFFORD COOPER	NEVADA BELL TELEPHONE CO d/b/a AT&T NEVADA	11/17/2016
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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3. OTHER: (Please type in a statement which applies to your situation): \_\_\_\_\_

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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#### 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: Aspen Street located within the SE1/4 NW1/4 SW1/4 of Section 32

(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.

<u>James Neft</u>	<u>James Neft</u>	<u>Charter Comm</u>	<u>11-18-16</u>
Signature	Print Name	Company	Date

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

Signature	Print Name	Company	Date
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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
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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3. OTHER: (Please type in a statement which applies to your situation): \_\_\_\_\_

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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### 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: Aspen Street located within the SE1/4 NW1/4 SW1/4 of Section 32

(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.

<u>[Signature]</u>	<u>STEVEN YOUNG</u>	<u>SOUTHWEST GAS</u>	<u>12-28-16</u>
Signature	Print Name	Company	Date

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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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
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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3. OTHER: (Please type in a statement which applies to your situation): \_\_\_\_\_

Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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Signature	Print Name	Company	Date
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#### 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

# 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 the Nevada-Utah Association of Seventh Day Adventists, 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 $\frac{1}{4}$ NW $\frac{1}{4}$ 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 Nevada-Utah Association of Seventh Day Adventists, 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 Nevada-Utah Association of Seventh Day Adventists, 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 south, east 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  
FIFTH day of DECEMBER 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 **1224369**

Nevada 057929

# 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

Durham T. Priestley,

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, NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ 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, east and west 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  
FIRST day of DECEMBER 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

*Edith W. Talley*

Chief, Patents Section.

Patent Number 1224328

Nevada 057898

# 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

**Esther Carter**

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, NW¼SE¼NW¼SW¼.**

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, east and west boundaries of said land.

Subject to such rights for 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  
**FIRST** day of **DECEMBER** 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 Ernest W. Talley  
Chief, Patents Section.

Patent Number 1224318

Nevada 057903

# 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 Sigvard J. Nielsen

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 $\frac{1}{4}$ NW $\frac{1}{4}$ 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 south, east 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.

[SEAL]

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.

For the Director, Bureau of Land Management.

By Ruth W. Talle

Chief, Patents Section.

Patent Number 1224118

1557



Barrel Shop  
Drawing No. 2094  
Date 1/1/19

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

**SURVEYOR'S CERTIFICATE**  
I, JAMES P. HADDAN, a duly Licensed Surveyor, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that the same are true and correct in accordance with the provisions of the Statute in that behalf made.

JAMES P. HADDAN  
DATE 1/1/19

**CITY ENGINEER APPROVAL:**

THE UNDERSIGNED hereby certifies that the above plat and map were prepared by a duly Licensed Surveyor and that the same are true and correct in accordance with the provisions of the Statute in that behalf made.

WILLIAM S. HADDAN  
DATE 1/1/19

**PARCEL MAP REVIEW COMMITTEE:**

PARCEL MAP REVIEWED BY THE CARSON CITY COMMISSIONERS OF PUBLIC WORKS AND CITY ENGINEER APPROVED ON THE 1/1/19

APPROVED BY WILLIAM S. HADDAN  
DATE 1/1/19

**OWNERS CERTIFICATE:**

THE UNDERSIGNED hereby certifies that the above plat and map were prepared by a duly Licensed Surveyor and that the same are true and correct in accordance with the provisions of the Statute in that behalf made.

THOMAS S. & HELEN M. BEEN  
DATE 1/1/19

STATE OF NEVADA  
CARSON CITY

WILLIAM S. HADDAN  
DATE 1/1/19

UTILITY COMPANIES:  
THE UNDERSIGNED hereby certifies that the above plat and map were prepared by a duly Licensed Surveyor and that the same are true and correct in accordance with the provisions of the Statute in that behalf made.

THOMAS S. & HELEN M. BEEN  
DATE 1/1/19

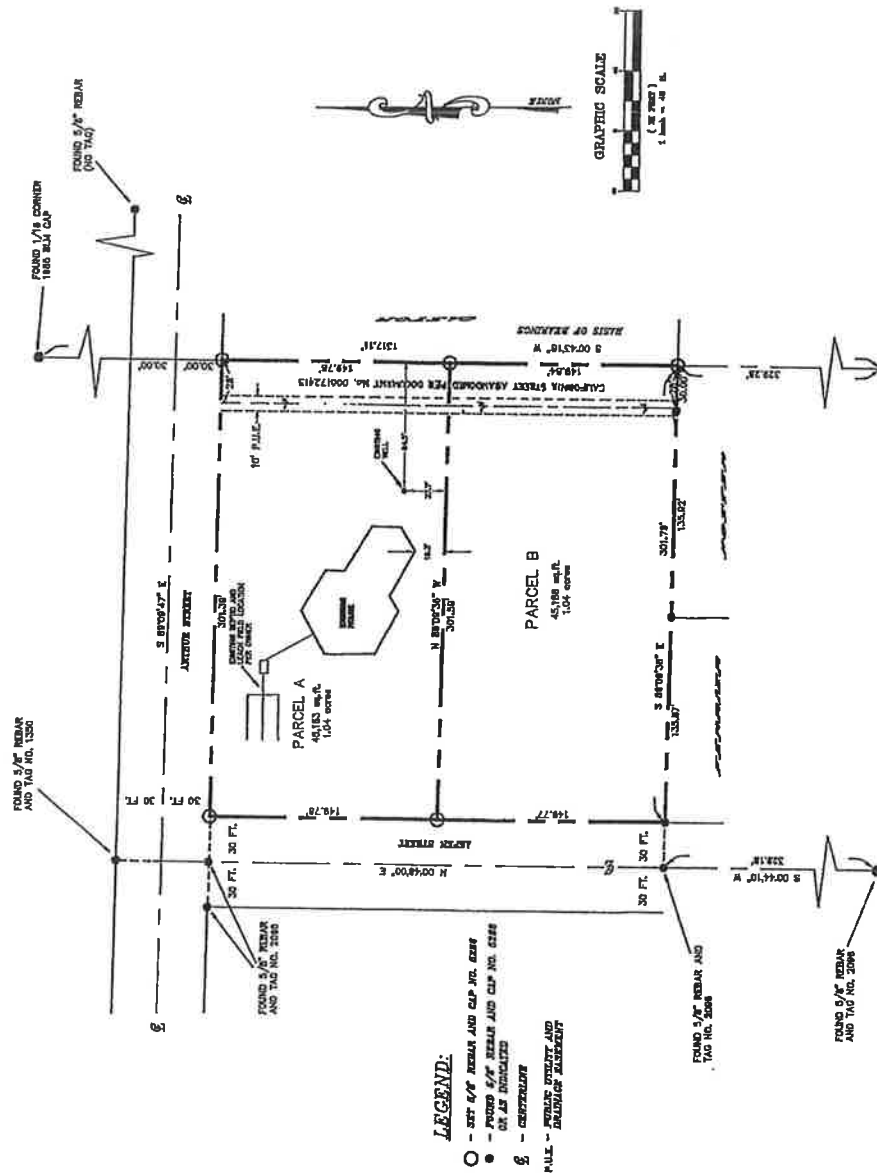
WILLIAM S. HADDAN  
DATE 1/1/19

TOTAL AREA = 81,390 SQ. FT. = 1.87 ACRES

**PARCEL MAP**  
FOR  
THOMAS S. & HELEN M. BEEN

WILLIAM S. HADDAN  
DATE 1/1/19

WILLIAM S. HADDAN  
DATE 1/1/19



**BASIS OF BEARINGS:**  
THE EAST LINE OF THE 1/4 SECTION 16, T. 16 N., R. 25 E., S. 36 SW. 1/4, ON THE 1/4 SECTION 16, T. 16 N., R. 25 E., S. 36 SW. 1/4



**VICINITY MAP**  
(NOT TO SCALE)

**TREASURER CERTIFICATE:**  
THE UNDERSIGNED hereby certifies that the above plat and map were prepared by a duly Licensed Surveyor and that the same are true and correct in accordance with the provisions of the Statute in that behalf made.

WILLIAM S. HADDAN  
DATE 1/1/19

**CLERK-RECORDERS CERTIFICATE:**

FILED FOR RECORD 1/1/19 BY J. P. HADDAN

WILLIAM S. HADDAN  
DATE 1/1/19

WILLIAM S. HADDAN  
DATE 1/1/19



