



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 21, 2018

Staff Contact: Darren Schulz, Public Works Director

Agenda Title: For Possible Action: To adopt a Resolution accepting the dedication of right-of-way from APN 007-635-01 also known as Drysdale Court and Sarratea Drive as offered on the Final Map of Silver Oak Phase 21 of the Silver Oak Planned Unit Development recorded as Map Number 2914 on May 25, 2017. (Stephanie Hicks, SHicks@carson.org)

Staff Summary: APN 007-635-01 is located within Phase 21 of the Silver Oak Planned Unit Development which was recorded on May 25, 2017. This parcel containing the road right-of-way was offered for dedication during recordation of the final map. However, the offer of dedication must be accepted by a separate instrument.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

Move to adopt Resolution No. 2018-R-_____ accepting the dedication of right-of-way from APN 007-635-01 also known as Drysdale Court and Sarratea Drive as offered on the Final Map of Silver Oak Phase 21 of the Silver Oak Planned Unit Development recorded as Map Number 2914 on May 25, 2017.

Board's Strategic Goal

Efficient Government

Previous Action

September 16, 1993. Silver Oak Planned Unit Development (PUD) Tentative Map was approved by the Board of Supervisors.

April 21, 2016. Tentative Map for Phase 21 was approved and accepted by the Carson City Board of Supervisors.

Background/Issues & Analysis

The Silver Oak Planned Unit Development (PUD) Tentative Map was approved by the Board of Supervisors on September 16, 1993. Following the approval, Final Maps were submitted for subsequent phases of the development. Carson City has accepted the right-of-way offered for previous phases of the project.

On April 21, 2016, the Tentative Map for Phase 21 was approved and accepted by the Carson City Board of Supervisors. APN 007-635-01 containing the road right-of-way was offered for dedication on the Phase 21 Final Map recorded on May 25, 2017; however, the offer must be accepted by a separate instrument.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.390 Title to dedicated property passes when final map recorded; offer of dedication may remain open.

Carson City Municipal Code 17.06.025 - Title to dedicated properties shall pass when the final subdivision plat is recorded. Parcel maps and PUDs need separate instrument. If, at the time any highways are rejected, offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date and without further action by the subdivider, rescind its action and open highways for public use, which same shall be recorded in the official City records.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Do not adopt Resolution No. 2018-R-_____ accepting the dedication of right-of-way from APN 007-635-01 also known as Drysdale Court and Sarratea Drive as offered on the Final Map of Silver Oak Phase 21 of the Silver Oak Planned Unit Development recorded as Map Number 2914 on May 25, 2017.

Propose alternate motion.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. _____

**A RESOLUTION ACCEPTING REAL PROPERTY
FOR USE AS A PUBLIC STREET
SILVER OAK PHASE 21
(DRYSDALE COURT AND SARRATEA DRIVE)**

WHEREAS, it is a function of the City to operate and maintain public streets; and

WHEREAS, Drysdale Court and Sarratea Drive, also known as APN 007-635-01, were offered for dedication by the Official Plat of Silver Oak Phase 21, A Planned Unit Development, recorded in the office of the Carson City Recorder as file number 475228, Map number 2914, situated in the North 1/2 of Section 6, Township 15 North and Range 20 East, M.D.M., as described and shown in Exhibit "A"; and

WHEREAS, NRS 278.390 specifically provides that if at the time a final map is approved any streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may by resolution at any later date, and without further action by the property owner, rescind its action and accept the street for public use; and

WHEREAS, Carson City Municipal Code Title 17.06.025 further provides that offers for dedications on parcel maps and planned unit developments require a separate instrument and that if at the time of final map any highways are rejected, offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date and without further action by the subdivider, rescind its action and open highways for public use, which same shall be recorded in the official City records; and

WHEREAS, the Carson City Board of Supervisors finds that the said streets are necessary for public access and it is in the best interest of the public to accept said streets; and

NOW, THEREFORE, BE IT RESOLVED, that the Carson City Board of Supervisors pursuant to the authority granted by NRS 278.390 and Carson City Municipal Code hereby accepts the dedication of the streets hereinabove described.

BE IT FURTHER RESOLVED, and hereby ordered that this resolution be recorded in the office of the Carson City Recorder.

Upon motion by Supervisor _____, seconded by Supervisor _____, the foregoing Resolution was passed and adopted this ____th day of _____, 20__ by the following vote.

VOTE:

AYES:

NAYS:

ABSENT:

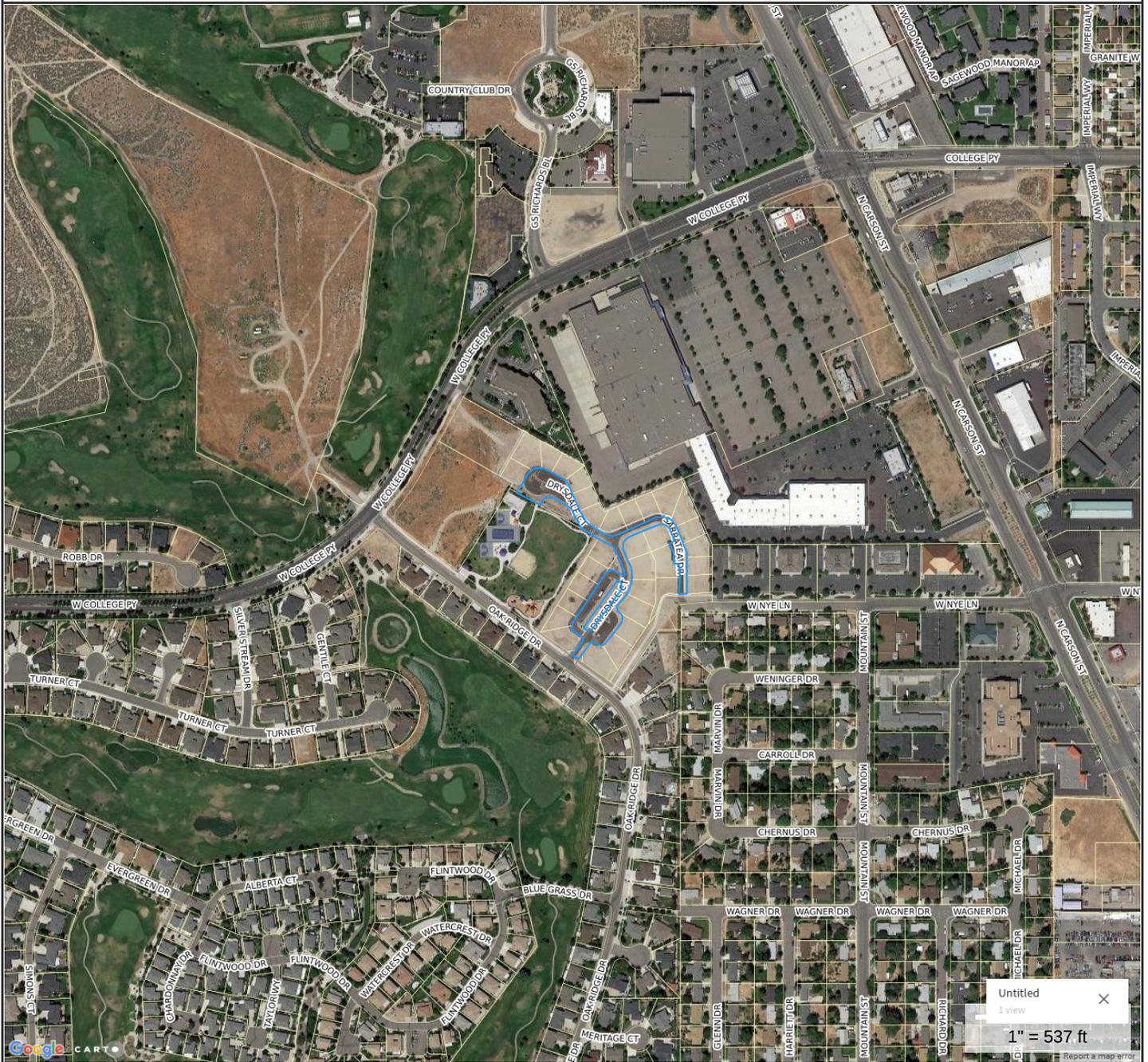
ABSTAIN:

Robert Crowell, Mayor

ATTEST

Susan Merriwether, Clerk
Carson City, Nevada

Silver Oak Phase 21 ROW Acceptance



Property Information

Property ID 00764401
 Location SIENA DR/VINEYARD WY/JORDAN CT
 Owner SIERRA LAND DEVELOPMENT INC



[CLICK LOGO FOR TUTORIAL](#)

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 06/08/2018
 Properties updated 06/08/2018

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLANNED UNIT DEVELOPMENT SHOWN ON THIS PLAT, THAT IT IS SUBSTANTIALLY AS IT APPEARED ON THE TENTATIVE MAP AND ANY ALTERATIONS THEREOF, THAT ALL PROVISIONS OF N.R.S. 278 AND ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT THIS MAP IS TECHNICALLY CORRECT. A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THAT THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED WITHIN ONE YEAR OF THE RECORDING DATE OF THIS MAP.

Stephen M. Pottey 5-25-2017
DANIEL ROTTER, P.E. CITY ENGINEER
STEPHEN POTTEY ON BEHALF OF DANIEL ROTTER PROJECT MGR.

UTILITY COMPANY'S CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY COMPANIES. SAID ENTITIES DO HEREBY RELINQUISH ALL EXISTING EASEMENTS ON THE SUBJECT PROPERTY IN FAVOR OF EASEMENTS OFFERED FOR DEDICATION HEREON.

SIERRA PACIFIC POWER CO. d/b/a NV ENERGY
SIGNATURE: [Signature] DATE: 2-23-17
PRINTED NAME: MATT GINGERICH

STATE OF NEVADA } S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23RD DAY OF FEBRUARY 2017 BY: MATT GINGERICH AS MANAGER FOR SIERRA PACIFIC POWER COMPANY d/b/a NV ENERGY, A NEVADA CORPORATION.

[Signature]
NOTARY PUBLIC
WILLIAM T. KRUGER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 05-94506-2 - Expires June 5, 2019

NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA
SIGNATURE: [Signature] DATE: 2-21-2017
PRINTED NAME: CLIFF COOPER MGR. OSI PLANNING

STATE OF NEVADA } S.S.
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21ST DAY OF FEBRUARY 2017 BY: CLIFF COOPER AS MGR. OSI PLANNING FOR NEVADA BELL TELEPHONE COMPANY d/b/a AT&T NEVADA.

[Signature]
NOTARY PUBLIC
IRENE CONNORS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 05-88847-4 - Expires March 6, 2020

SOUTHWEST GAS CORPORATION
SIGNATURE: [Signature] DATE: 2-24-17
PRINTED NAME: STEVEN YOUNG

STATE OF Nevada } S.S.
COUNTY OF Carson City

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24 DAY OF February 2017 BY: Steven Young AS Engineering Tech. FOR SOUTHWEST GAS CORPORATION.

[Signature]
NOTARY PUBLIC
MELAINA FULBRIGHT
Notary Public
STATE OF NEVADA
No. 16-4391-12 My Appl. Exp. Nov. 28, 2020

CHARTER COMMUNICATIONS
SIGNATURE: [Signature] DATE: 3-9-17
PRINTED NAME: James Neff

STATE OF Nevada } S.S.
COUNTY OF Washoe

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9th DAY OF March 2017 BY: James Neff AS Designer FOR CHARTER COMMUNICATIONS.

[Signature]
NOTARY PUBLIC
LYNELL T. HIGASHI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No. 05-100071-2 - Expires July 7, 2019

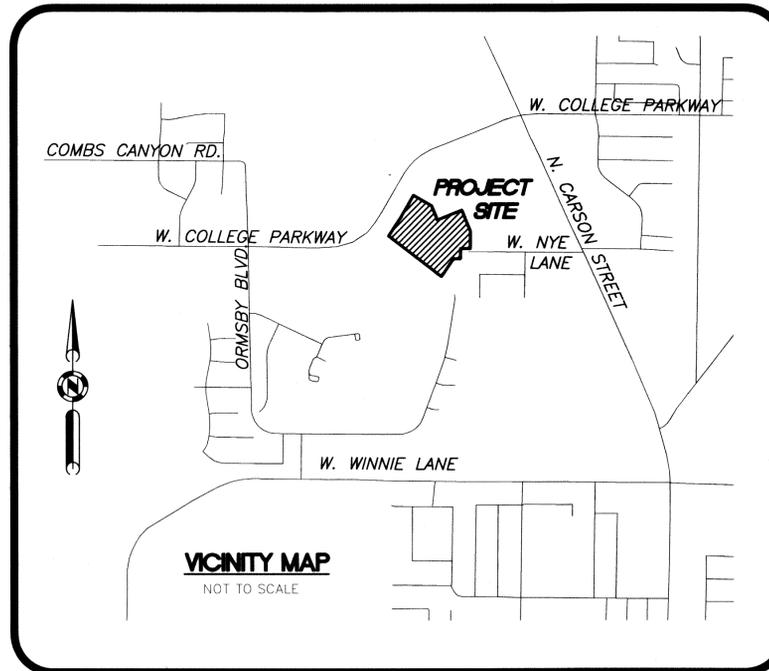
CARSON CITY UTILITY DEPARTMENT
SIGNATURE: [Signature] DATE: 5-25-17
PRINTED NAME: STEPHEN A. POTTEY

STATE OF Nevada } S.S.
COUNTY OF Carson City

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF May 2017 BY: Stephen M. Pottey AS Project Manager FOR CARSON CITY UTILITY DEPARTMENT.

[Signature]
NOTARY PUBLIC
LENA E. RESECK
Notary Public
STATE OF NEVADA
No. 14-12723-4 My Appl. Exp. March 28, 2018

**FINAL MAP
SILVER OAK PHASE 21
A PLANNED UNIT DEVELOPMENT**



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

Western Title Company 040717
TITLE COMPANY DATE:
SIGNATURE: [Signature] TITLE: Escrow Officer
PRINTED NAME: Dana Van Stetina

DIVISION OF WATER RESOURCES

THIS PLAT IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

[Signature] 3-2-2017
DIVISION OF WATER RESOURCES DATE:
Karl Eitenmiller

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

[Signature] 4/7/17
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, DATE:
BUREAU OF WATER POLLUTION CONTROL
Ryan Fahy

TREASURER'S CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON THE LAND PORTRAYED BY THIS FINAL MAP, AS RELATES TO A.P.N. 07-462-18.

[Signature] 5/25/17
TREASURER DATE:
Gayle Roberts

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT SILVER OAK DEVELOPMENT, L.P. IS THE LEGAL OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED CORPORATE OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE DRIVE AND COURT SHOWN ON THIS PLAT ARE HEREBY OFFERED FOR DEDICATION AND THAT THOSE ACCEPTED BY CARSON CITY ARE SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, THAT ALL EASEMENTS SHOWN HEREON ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE. THE OWNER DECLARES THE HE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN, IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME.

SILVER OAK DEVELOPMENT L.P.
[Signature] 2-9-2017
DATE
BY: Mark Turner
TITLE: Vice President
STATE OF Nevada } S.S.
COUNTY OF Carson City
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 9 DAY OF February 2017 BY: Mark Turner AS Vice President FOR Silver Oak Development

[Signature]
NOTARY PUBLIC
MELAINA FULBRIGHT
Notary Public
STATE OF NEVADA
No. 16-4391-12 My Appl. Exp. Nov. 28, 2020

PLANNING DIVISION CERTIFICATE

THIS FINAL PLAT HAS BEEN EXAMINED AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS ON THE 21ST DAY OF APRIL, 2016, AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED. THE FINAL MAP OF THE PLANNED UNIT DEVELOPMENT SHOWN HEREON WAS REVIEWED BY THE COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION ON THE 10th DAY OF April, 2017.

[Signature] 4/10/17
DATE
LEE PEEMEL, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, CARL R. C. DE BACA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, CERTIFY THAT:

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SILVER OAK DEVELOPMENT, L.P.
- 2) THE LANDS SURVEYED LIE WITHIN SECTION 7, T.15 N., R.20 E., M.D.M., AND THE SURVEY WAS COMPLETED ON DECEMBER 30, 2016.
- 3) THIS PLAT REPRESENTS WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

[Signature]
CARL R. C. DE BACA, P.L.S.
NEVADA CERTIFICATE No. 7633
C. de BACA
2/9/17
EXPIRES 12/31/18

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 25th DAY OF May, 2017, AT 3:2 MINUTES PAST 2 O'CLOCK P.M., IN BOOK 10, PAGE 2914 OF OFFICIAL RECORDS, CARSON CITY, NEVADA AT THE REQUEST OF Silver Oak Development

RECORDING FEE: \$84.00 FILE NO. 475228

[Signature]
CLERK-RECORDER
BY: [Signature]

FINAL MAP OF SILVER OAK PHASE 21 A PLANNED UNIT DEVELOPMENT BEING A SUBDIVISION OF PARCEL C OF RECORD OF SURVEY No. 2204 SITUATE WITHIN THE NORTH 1/2 OF SECTION 7 & THE SOUTH 1/2 OF SECTION 6 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M. STATE OF NEVADA
CARSON CITY
LUMOS & ASSOCIATES
1800 E. COLLEGE PKWY CARSON CITY, NEVADA 89708 TEL (775) 883-7077 FAX (775) 883-7114
Drawn By : CRC Date : 01-25-17 Job No. : 8972.000 Drawing No. : 8972000FM.dwg

2914-A

2914-A

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE NEVADA COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83/94. DISTANCES SHOWN ARE GROUND DISTANCES USING A PROJECT COMBINED GRID TO GROUND SCALE FACTOR OF 1.000200.

REFERENCES

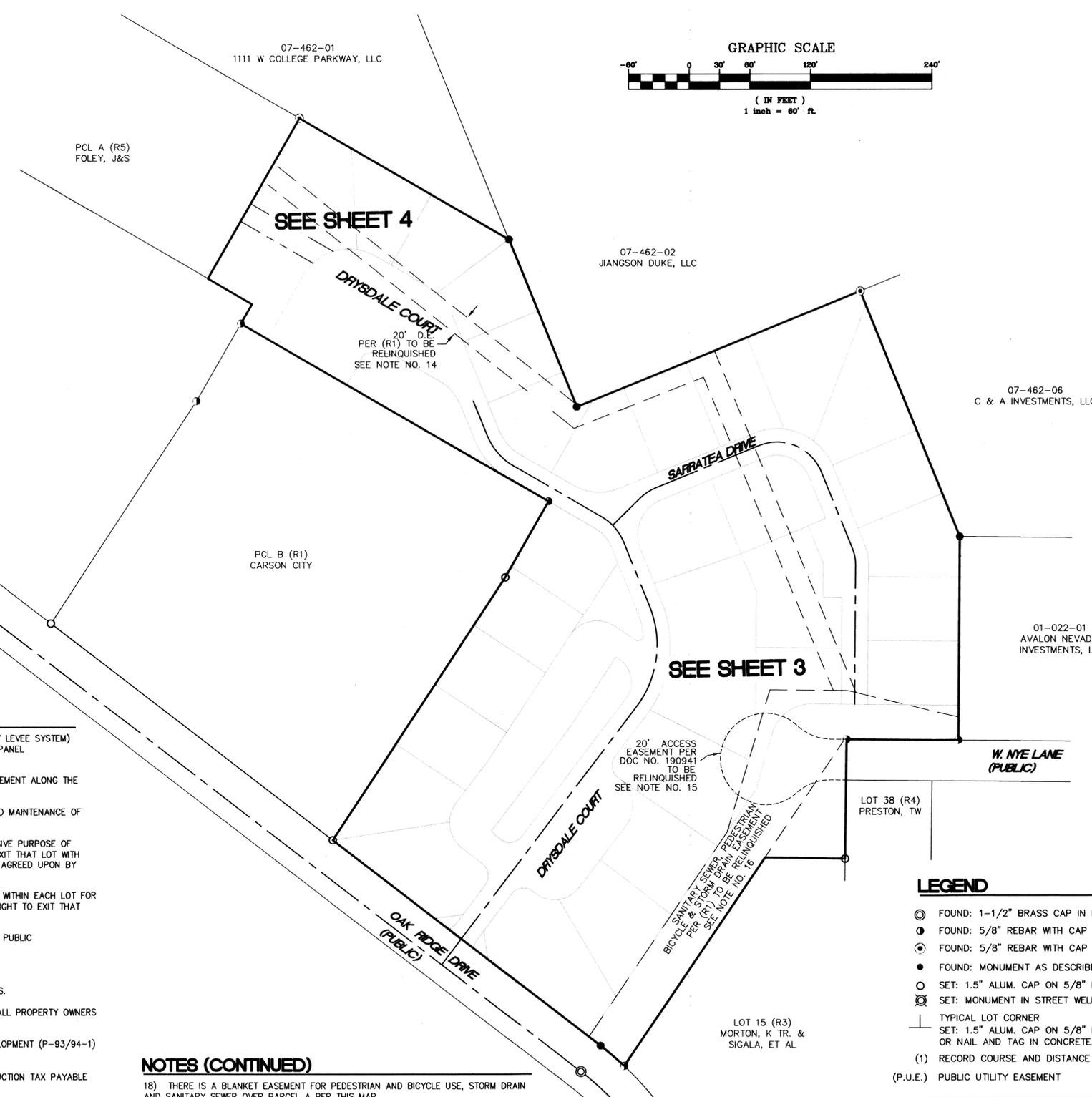
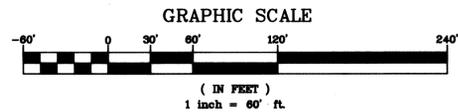
- 1) PARCEL MAP 2661, DOC. NO. 370237, OFFICIAL RECORDS, CARSON CITY.
- 2) PARCEL MAP 2736, DOC. NO. 400814, OFFICIAL RECORDS, CARSON CITY.
- 3) FINAL MAP 2787, DOC. NO. 433581, OFFICIAL RECORDS, CARSON CITY.
- 4) FINAL MAP 286, DOC NO. 2725, OFFICIAL RECORDS, CARSON CITY.
- 5) RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT NO. 2904, DOC. NO. 472817, OFFICIAL RECORDS, CARSON CITY.

NOTES

- 1) THIS PROPERTY LIES WITHIN THE ZONE X (PROTECTED FROM 1% CHANCE ANNUAL FLOOD BY LEVEE SYSTEM) FLOOD ZONE ON THE FLOOD INSURANCE RATE MAP FOR CARSON CITY, NEVADA, F.I.R.M. MAP PANEL 3200010092F, DATED FEBRUARY 19, 2014.
- 2) A 5' PUBLIC UTILITY EASEMENT ALONG THE SIDE LOT LINES AND A 10' PUBLIC UTILITY EASEMENT ALONG THE STREET FRONTAGE AND REAR LOT LINES SHALL BE GRANTED PER THIS MAP.
- 3) PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON INCLUDE USE FOR INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- 4) PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER LOTS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- 5) PUBLIC UTILITY EASEMENTS ARE SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH LOT FOR THE EXCLUSIVE PURPOSE OF INSTALLING UTILITY SERVICE TO THAT LOT AND THE EXCLUSIVE RIGHT TO EXIT THAT LOT WITH SAID UTILITIES FOR THE PURPOSE OF SERVING ADJACENT LOTS.
- 6) ALL ROADWAYS SHOWN HEREON ARE HEREBY DEDICATED TO CARSON CITY TO BE USED AS PUBLIC THOROUGHFARES FOREVER.
- 7) PUBLIC AND PRIVATE DRAINAGE EASEMENTS WITHIN LOTS ARE AS SHOWN HEREON.
- 8) ALL LOTS SHOWN HEREON SHALL BE SERVED BY CARSON CITY WATER AND SEWER SYSTEMS.
- 9) THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH PROVISIONS OF SAID ORDINANCE.
- 10) ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SILVER OAK PLANNED UNIT DEVELOPMENT (P-93/94-1) AND SILVER OAK PHASE 21 (TPUD-16-012).
- 11) THE PARCELS CREATED WITH THIS FINAL MAP ARE SUBJECT TO THE RESIDENTIAL CONSTRUCTION TAX PAYABLE AT THE ISSUANCE OF BUILDING PERMITS FOR RESIDENTIAL UNITS.
- 12) ALL COMMON OPEN SPACE PARCELS SHALL BE OWNED AND MAINTAINED BY THE SILVER OAK HOMEOWNERS ASSOCIATION.
- 13) LOTS 1 AND 31 SHALL BE REQUIRED TO MAINTAIN A 15' STREET SIDE YARD SETBACK. LOTS 24 & 25 MAY UTILIZE A 10' STREET SIDE YARD SETBACK.
- 14) PER N.R.S. 278.4925, THE 20' DRAINAGE EASEMENT DEDICATED ON PARCEL MAP 2661 IS HEREBY ELIMINATED AND REPLACED BY THE DRAINAGE EASEMENTS SHOWN HEREON.
- 15) PER N.R.S. 278.4925, THE ACCESS EASEMENT PER DOC. NO. 190941 AND SHOWN ON PARCEL MAP 2661 IS HEREBY ELIMINATED.
- 16) PER N.R.S. 278.4925, THE SANITARY SEWER, PEDESTRIAN, BICYCLE AND STORM DRAIN EASEMENT AS DEDICATED AND SHOWN ON PARCEL MAP 2661 IS HEREBY ELIMINATED.
- 17) THERE IS A BLANKET PUBLIC DRAINAGE EASEMENT OVER PARCELS B, C & D PER THIS MAP.

NOTES (CONTINUED)

- 18) THERE IS A BLANKET EASEMENT FOR PEDESTRIAN AND BICYCLE USE, STORM DRAIN AND SANITARY SEWER OVER PARCEL A PER THIS MAP.
- 19) TOTAL AREA OF THIS SUBDIVISION IS 7.57 GROSS ACRES, CONSISTING OF 31 RESIDENTIAL LOTS TOTALING 4.86 ACRES, 7 COMMON AREA PARCELS TOTALING 1.12 ACRES AND 1.59 ACRES OF PUBLIC ROADWAY.
- 20) THE MASTER PLAN DESIGNATION FOR THIS PROPERTY IS PARKS AND RECREATION (P&R) AND THE ZONING DISTRICT IS SINGLE FAMILY-12000 - PLANNED UNIT DEVELOPMENT (SF12-P).
- 21) PRIVATE COVENANTS THAT WILL AFFECT THIS DEVELOPMENT WILL BE RECORDED BY A SEPARATE DOCUMENT.
- 22) THERE ARE NO WELLS OR SEPTIC TANKS ON THE SUBJECT PROPERTY.



LEGEND

- FOUND: 1-1/2" BRASS CAP IN MONUMENT WELL.
- FOUND: 5/8" REBAR WITH CAP PLS 12991.
- FOUND: 5/8" REBAR WITH CAP PLS 5286.
- FOUND: MONUMENT AS DESCRIBED ON THIS MAP.
- SET: 1.5" ALUM. CAP ON 5/8" REBAR STAMPED PLS 7633.
- ⊗ SET: MONUMENT IN STREET WELL STAMPED PLS 7633.
- ┌ TYPICAL LOT CORNER
- └ SET: 1.5" ALUM. CAP ON 5/8" REBAR STAMPED PLS 7633 OR NAIL AND TAG IN CONCRETE.
- (1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT



FINAL MAP
OF
SILVER OAK PHASE 21
A PLANNED UNIT DEVELOPMENT
BEING A SUBDIVISION OF
PARCEL C OF RECORD OF SURVEY NO. 2904
SITUATE WITHIN THE NORTH 1/2 OF SECTION 7 &
THE SOUTH 1/2 OF SECTION 6
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
STATE OF NEVADA

CARSON CITY

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

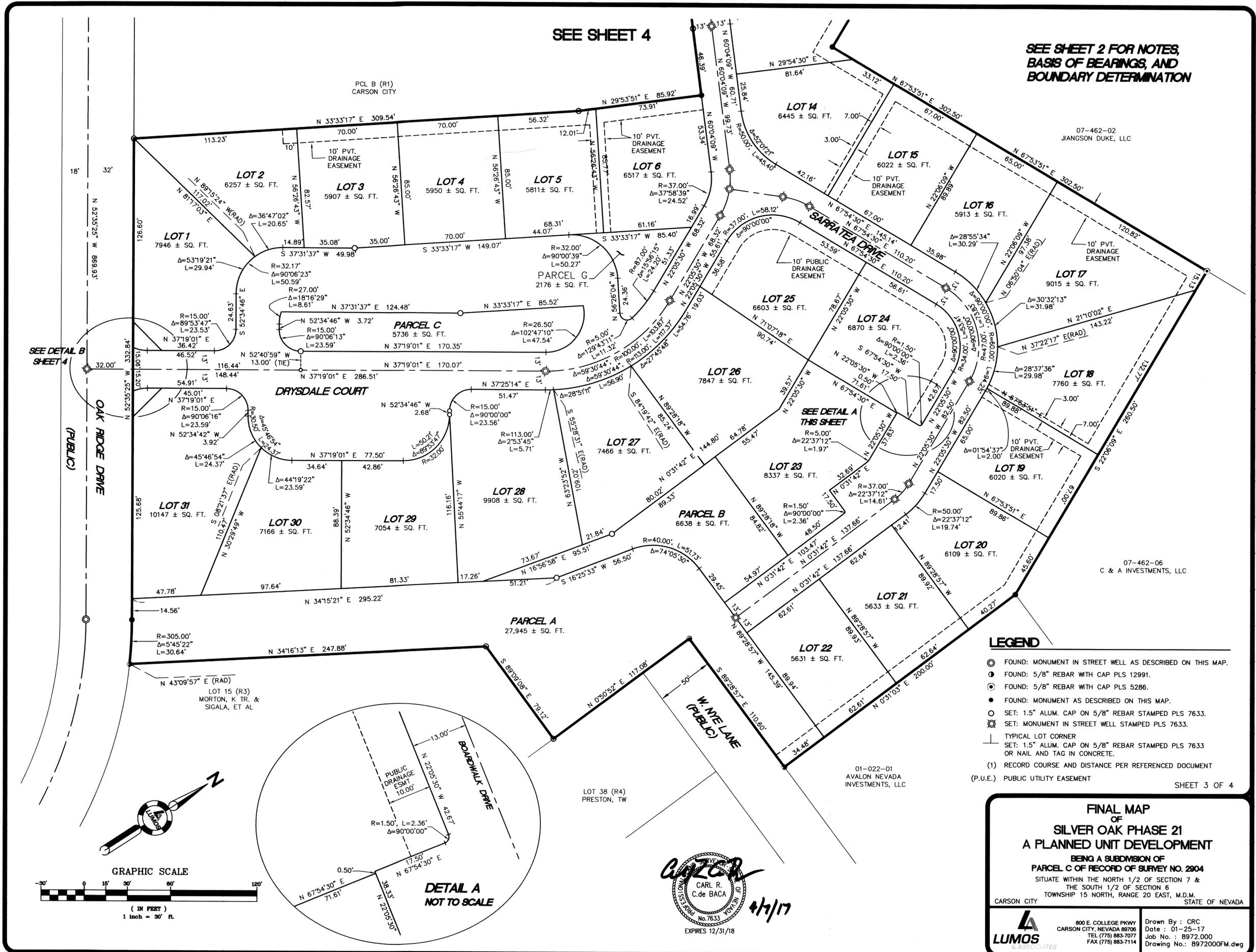
Drawn By : CRC
Date : 01-25-17
Job No. : 8972.000
Drawing No. : 8972000FM.dwg

2914-B

2914-B

SEE SHEET 4

SEE SHEET 2 FOR NOTES,
BASIS OF BEARINGS, AND
BOUNDARY DETERMINATION



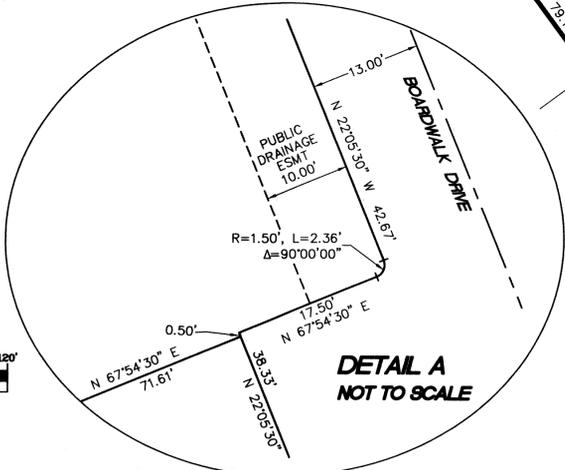
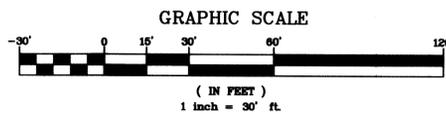
SEE DETAIL B SHEET 4

SEE DETAIL A THIS SHEET

LEGEND

- ⊙ FOUND: MONUMENT IN STREET WELL AS DESCRIBED ON THIS MAP.
- ⊙ FOUND: 5/8" REBAR WITH CAP PLS 12991.
- ⊙ FOUND: 5/8" REBAR WITH CAP PLS 5286.
- FOUND: MONUMENT AS DESCRIBED ON THIS MAP.
- SET: 1.5" ALUM. CAP ON 5/8" REBAR STAMPED PLS 7633.
- ⊙ SET: MONUMENT IN STREET WELL STAMPED PLS 7633.
- TYPICAL LOT CORNER
- SET: 1.5" ALUM. CAP ON 5/8" REBAR STAMPED PLS 7633 OR NAIL AND TAG IN CONCRETE.
- (1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT

SHEET 3 OF 4



CAZCAR
CARL R. C. de BACA
No. 7633
EXPIRES 12/31/18

FINAL MAP
OF
SILVER OAK PHASE 21
A PLANNED UNIT DEVELOPMENT
BEING A SUBMISSION OF
PARCEL C OF RECORD OF SURVEY NO. 2904
SITUATE WITHIN THE NORTH 1/2 OF SECTION 7 &
THE SOUTH 1/2 OF SECTION 6
TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
CARSON CITY, STATE OF NEVADA

01-022-01
AVALON NEVADA INVESTMENTS, LLC

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

Drawn By : CRC
Date : 01-25-17
Job No. : 8972.000
Drawing No. : 8972000FM.dwg

2914-C

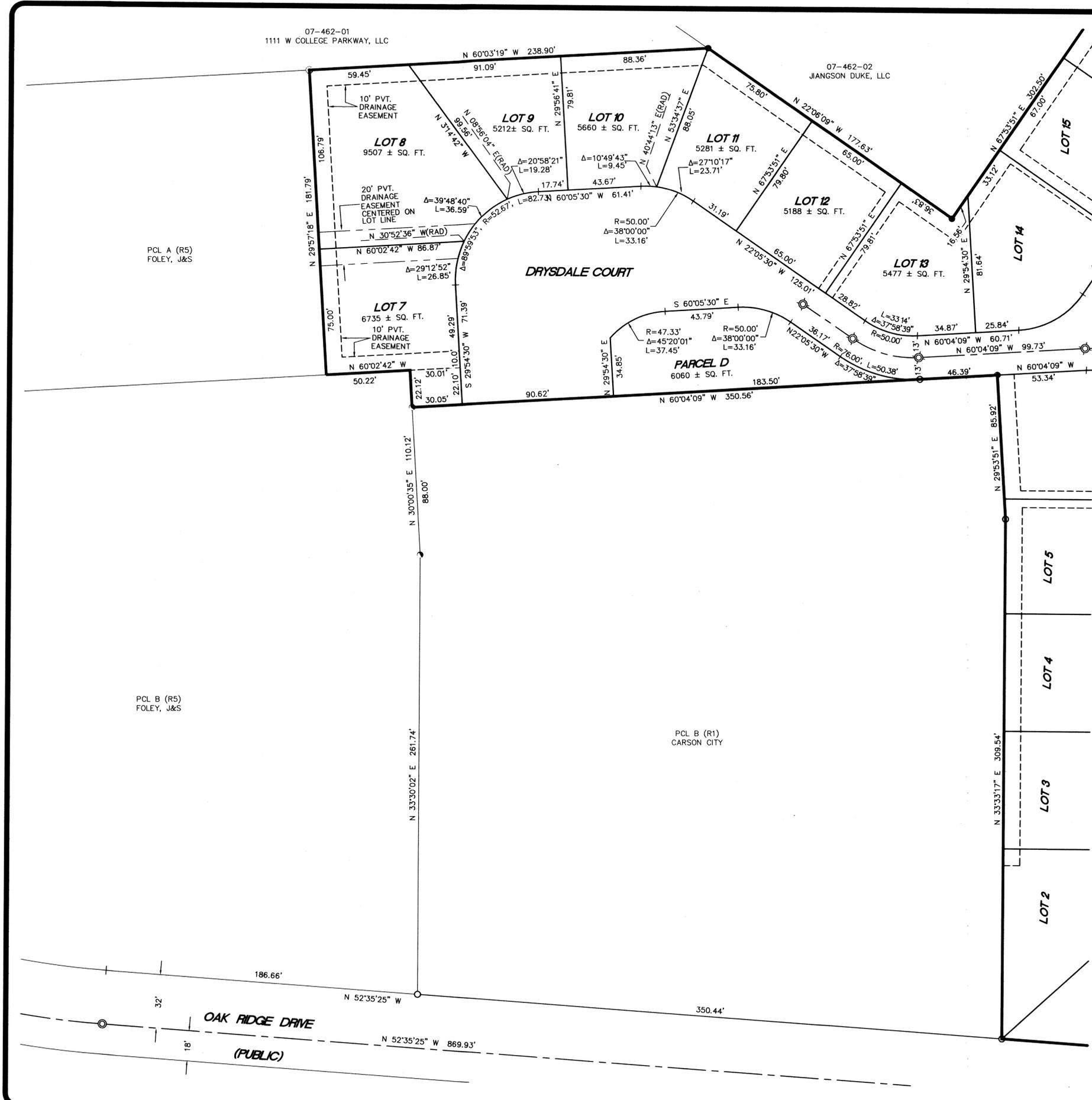
07-462-01
1111 W COLLEGE PARKWAY, LLC

07-462-02
JIANGSON DUKE, LLC

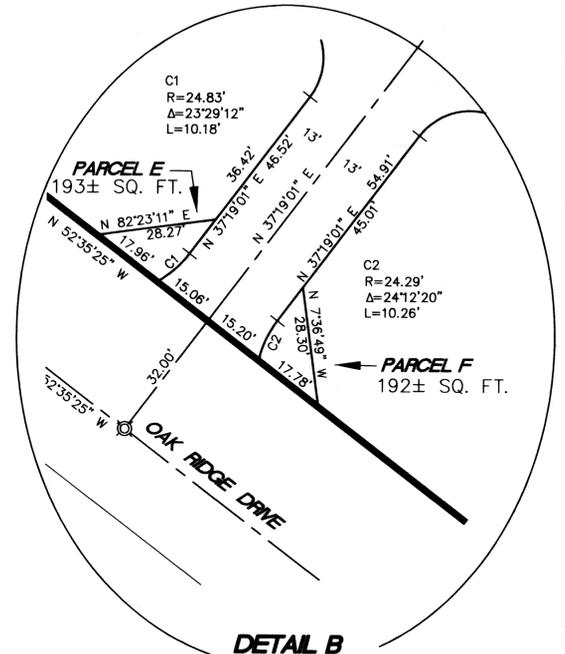
PCL A (R5)
FOLEY, J&S

PCL B (R5)
FOLEY, J&S

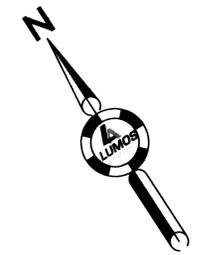
PCL B (R1)
CARSON CITY



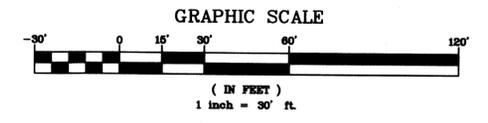
SEE SHEET 3



DETAIL B
NOT TO SCALE



Carl R. de BACA
 CARL R.
 C. de BACA
 No. 7633
 EXPIRES 12/31/18



LEGEND

- ⊙ FOUND: MONUMENT IN STREET WELL AS DESCRIBED ON THIS MAP.
- FOUND: 5/8" REBAR WITH CAP PLS 12991.
- FOUND: 5/8" REBAR WITH CAP PLS 5286.
- FOUND: MONUMENT AS DESCRIBED ON THIS MAP.
- SET: 1.5" ALUM. CAP ON 5/8" REBAR STAMPED PLS 7633.
- ⊙ SET: MONUMENT IN STREET WELL STAMPED PLS 7633.
- ┌ TYPICAL LOT CORNER
- └ SET: 1.5" ALUM. CAP ON 5/8" REBAR STAMPED PLS 7633 OR NAIL AND TAG IN CONCRETE.
- (1) RECORD COURSE AND DISTANCE PER REFERENCED DOCUMENT
- (P.U.E.) PUBLIC UTILITY EASEMENT

SHEET 4 OF 4

FINAL MAP
 OF
SILVER OAK PHASE 21
 A PLANNED UNIT DEVELOPMENT
 BEING A SUBDIVISION OF
 PARCEL C OF RECORD OF SURVEY NO. 2904
 SITUATE WITHIN THE NORTH 1/2 OF SECTION 7 &
 THE SOUTH 1/2 OF SECTION 6
 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M.
 CARSON CITY STATE OF NEVADA

LUMOS ASSOCIATES
 1800 E. COLLEGE PKWY
 CARSON CITY, NEVADA 89706
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 FAX (775) 883-7114

Drawn By : CRC
 Date : 01-25-17
 Job No. : 8972.000
 Drawing No. : 8972000FM.dwg

2914-D

2914 D