



# 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 007-644-01 also known as Siena Drive, Vineyard Way, and Jordan Court as offered on the Final Map of Silver Oak Phase 22 of the Silver Oak Planned Unit Development recorded as Map Number 2934 on February 13, 2018. (Stephanie Hicks, SHicks@carson.org)

**Staff Summary:** APN 007-644-01 containing road right-of-way is located within Phase 22 of the Silver Oak Planned Unit Development which was recorded on February 13, 2018. This parcel 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

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## **Proposed Motion**

Move to adopt Resolution No. 2018-R-\_\_\_\_\_ accepting the dedication of right-of-way from APN 007-644-01 also known as Siena Drive, Vineyard Way, and Jordan Court as offered on the Final Map of Silver Oak Phase 22 of the Silver Oak Planned Unit Development recorded as Map Number 2934 on February 13, 2018.

## **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.

## **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 February 13, 2018, the Final Map for Phase 22 was recorded. APN 007-644-01 containing road right-of-way was offered for dedication; however, the offer must be accepted by a separate instrument.

On December 17, 2017, a variance request was approved by the Planning Commission for Silver Oak Phase 22 to reduce the required building setbacks and driveway lengths.

## **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 007-644-01 also known as Siena Drive, Vineyard Way, and Jordan Court as offered on the Final Map of Silver Oak Phase 22 of the Silver Oak Planned Unit Development recorded as Map Number 2934 on February 13, 2018.

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 22  
(SIENA DRIVE, VINEYARD WAY AND JORDAN COURT)**

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

**WHEREAS**, Siena Drive, Vineyard Way and Jordan Court, also known as APN 007-644-01, were offered for dedication by the Official Plat of Silver Oak Phase 22, A Planned Unit Development, recorded in the office of the Carson City Recorder as file number 482783, Map number 2934, 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

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT SIERRA LAND DEVELOPMENT, INC. IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE PUBLIC PLACES 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.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

SIERRA LAND DEVELOPMENT, INC., A NEVADA CORPORATION

BY: Dale R. Brown DATE: 1/25/2018

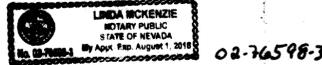
PRINTED NAME: Dale R. Brown TITLE: President

NOTARY CERTIFICATE

STATE OF NEVADA } SS  
COUNTY OF CARSON CITY

ON THIS 25 DAY OF January, 2018, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED President OF SIERRA LAND DEVELOPMENT, INC., PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Linda McKenzie  
NOTARY PUBLIC



OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, THAT THE UNDERSIGNED IS THE DULY APPROVED COMPANY OFFICER, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, THAT THE PUBLIC PLACES 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.

I CONSENT TO THE PREPARATION AND RECORDATION OF THE FINAL MAP.

SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP

BY: Mark B. Tieng DATE: 1-25-18

PRINTED NAME: Mark B. Tieng TITLE: U.P.

NOTARY CERTIFICATE

STATE OF NEVADA } SS  
COUNTY OF CARSON CITY

ON THIS 25 DAY OF January, 2018, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Vice President OF SILVER OAK DEVELOPMENT COMPANY, LTD., PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Linda McKenzie  
NOTARY PUBLIC



SECURITY INTEREST HOLDER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED SECURITY INTEREST HOLDER CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THE CREATION AND DEDICATION OF ALL UTILITY EASEMENTS SHOWN HEREON, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED TO THE UTILITY EASEMENTS CREATED BY THIS MAP, SUCH THAT IN THE EVENT OF ANY ENFORCEMENT OF THE UNDERSIGNED'S LIEN, THE UTILITY EASEMENTS WOULD REMAIN AN EASEMENT AND ENCUMBRANCE ON THE PROPERTY.

SIERRA MADRE, LLC

BY: Monique S. Linder DATE: 1-29-18

Manager

NOTARY'S CERTIFICATE

STATE OF NEVADA } SS  
COUNTY OF CARSON CITY

ON THIS 29 DAY OF January, 2018, ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Garth Richards OF SIERRA MADRE, LLC, A NEVADA LIMITED PARTNERSHIP, PERSONALLY KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

Linda McKenzie  
NOTARY PUBLIC

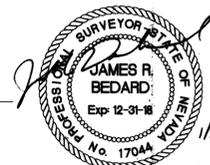


SURVEYOR'S CERTIFICATE:

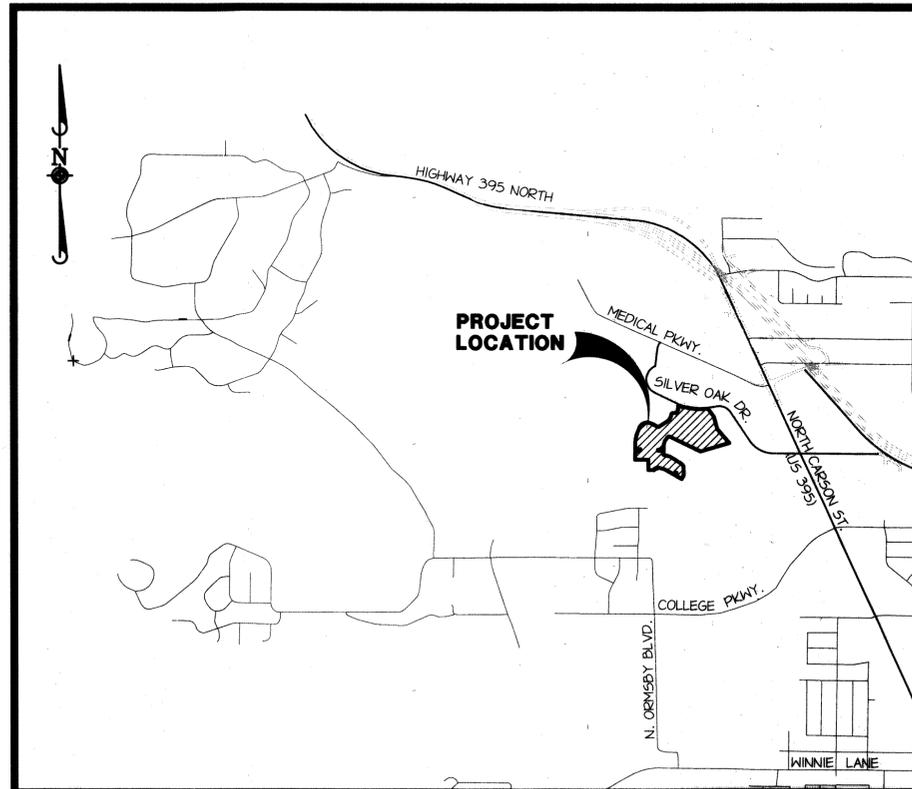
I, JAMES R. BEDARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

- 1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SIERRA LAND DEVELOPMENT, INC.
- 2. THE LANDS SURVEYED LIE WITHIN SECTION 6, TOWNSHIP 15 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, CARSON CITY, NEVADA, AND THAT THE SURVEY WAS COMPLETED ON AUGUST 8, 2017.
- 3. THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
- 4. THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY DECEMBER 31, 2018, AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

JAMES R. BEDARD, P.L.S.  
NEVADA CERTIFICATE NO. 17044



FINAL MAP OF SILVER OAK, PHASE 22



VICINITY MAP

NOT TO SCALE

TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT SIERRA LAND DEVELOPMENT, INC. AND SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, OWNERS OF RECORD, HAVE AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LAND; THAT THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS SHOWN BELOW; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS AND THAT A GUARANTEE DATED 07-14-2016 FOR THE BENEFIT OF THE COUNTY OF CARSON CITY, NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

DEED OF TRUST DOCUMENT NO. 462538

WESTERN TITLE COMPANY

BY: Jackie Penley DATE: 01-08-2018  
JACKIE HERBERGER-PENLEY, ASSISTANT SECRETARY

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.

Mal P.B. DATE: 1/29/2018  
DIVISION OF WATER RESOURCES

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 PRICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

Patrick Mohn DATE: 01-29-18  
NEVADA DIVISION OF ENVIRONMENTAL PROTECTION,  
BUREAU OF WATER POLLUTION CONTROL PATRICK Mohn, P.E.

NOTES

- 1. THE CURRENT ZONING DESIGNATION FOR THE SUBJECT PROPERTY IS SINGLE FAMILY-12,000, PLANNED UNIT DEVELOPMENT (SF12-P).
- 2. THE CURRENT MASTER PLAN DESIGNATION IS MEDIUM DENSITY RESIDENTIAL (MDR), AND PARKS & RECREATION (P&R).
- 3. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE, AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
- 4. ALL PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE OF INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES (CATV).
- 5. PUBLIC UTILITY EASEMENTS ARE HEREBY 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.
- 6. 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.
- 7. A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER THE COMMON AREAS SHOWN HEREON.
- 8. ALL COMMON AREAS, AS WELL AS ALL LANDSCAPED AREAS WITHIN THE STREET RIGHTS-OF-WAY, ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 9. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SILVER OAK PUD DEVELOPMENT AGREEMENT.
- 10. 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. THERE ARE NO WELLS OR SEPTIC SYSTEMS OR STRUCTURES ON THE SUBJECT PROPERTY.
- 13. ALL PUBLIC RIGHTS-OF-WAY SHOWN ARE OFFERED FOR DEDICATION TO CARSON CITY. ALL COMMON AREAS SHOWN SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 14. ALL DEVELOPMENT SHALL BE IN ACCORD WITH PLANNED UNIT DEVELOPMENT APPLICATION (P-93/94-1).
- 15. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, 10.0 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5.0 FEET IN WIDTH COINCIDENT WITH ALL OTHER EXTERIOR BOUNDARIES, 10.0 FEET IN WIDTH COINCIDENT WITH FRONT LOT LINES AND PUBLIC ROADWAY RIGHTS-OF-WAY.
- 16. THE LOTS WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE SUBJECT TO VARIANCE VAR-17-195, SPECIFYING THE BUILDING MAXIMUM HEIGHT OF 36 FEET TO THE RIDGE LINE AND BUILDING SETBACKS AS SHOWN ON THE TYPICAL LOT DETAILS ON SHEET 2.
- 17. A PEDESTRIAN AND EMERGENCY VEHICLE ACCESS EASEMENT IS GRANTED TO CARSON CITY OVER COMMON AREA B.
- 18. THE LOTS WITHIN THE BOUNDARY OF THIS SUBDIVISION ARE REQUIRED TO CONNECT TO CITY WATER AND SANITARY SEWER.
- 19. A FAULT LINE EXISTS APPROXIMATELY 150 FEET WESTERLY FROM THE WESTERLY LINE OF THIS SUBDIVISION.

UTILITY COMPANIES' CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND PUBLIC UTILITY COMPANIES AND THE CARSON CITY UTILITY DEPARTMENT.

Mike Johnson DATE: 1/24/2018  
SIERRA PACIFIC POWER COMPANY dba NV ENERGY  
NAME/TITLE (PRINT) Jake Johnson Land Tech.

Cliff Linder DATE: 1-24-2018  
NEVADA BELL TELEPHONE COMPANY dba AT&T NEVADA  
NAME/TITLE (PRINT) Cliff Linder NLR OSI PLANNING

Diene Albrecht DATE: 1-26-2018  
CHARTER COMMUNICATIONS  
NAME/TITLE (PRINT) Diene Albrecht HPL DESIGNER III

Yahud DATE: 1-29-18  
SOUTHWEST GAS CORPORATION  
NAME/TITLE (PRINT) Engineer

Stephen Pottey DATE: 2-13-18  
CARSON CITY UTILITY DEPARTMENT  
NAME/TITLE (PRINT) STEPHEN POTTEY PROJECT MGR CARSON

TREASURER'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO NRS 361A.265.

APN: 007-552-12, 007-552-37  
BY: Gary Linder by Beth Linder, CDT DATE: 2-13-18  
TREASURER

ATTEST

PLANNING DIVISION CERTIFICATE

THIS FINAL MAP CONFORMS TO THE APPROVED TENTATIVE MAP AND ALL THE CONDITIONS OF APPROVAL APPLICABLE TO THIS FINAL MAP HAVE BEEN SATISFIED.

Lee Plumel DATE: 2/12/18  
LEE PLUMEL, AICP  
COMMUNITY DEVELOPMENT DIRECTOR

CITY ENGINEER'S CERTIFICATE

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE SUBDIVISION 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.

Dan Stucky DATE: 2/13/18  
DAN STUCKY, P.E.  
CITY ENGINEER

CARSON CITY CLERK

THE CITY HAS APPROVED THE MAP AND THE OFFER OF DEDICATION OF THE STREETS SHOWN HEREON ARE BEING REJECTED AT THIS TIME BY THE CITY WITH THE OFFER TO REMAIN OPEN IN ACCORDANCE WITH THE PROVISIONS OF NRS CHAPTER 278.390.

Susan Mawether DATE: 2/13/18  
CITY CLERK

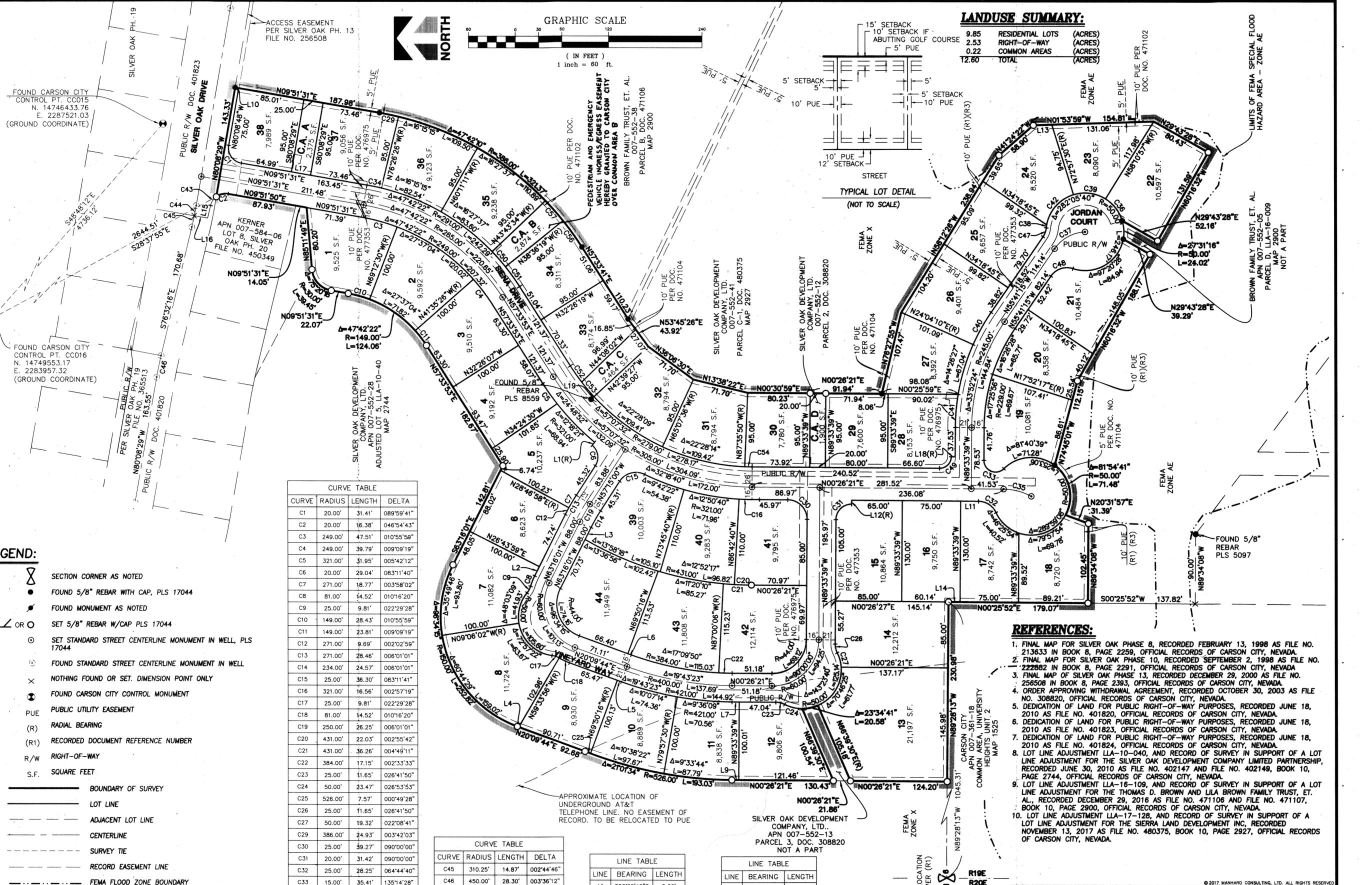
CLERK-RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 13 DAY OF February, 2018, AT 2:00 PM IN BOOK 10, PAGE 2934 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA, AT THE REQUEST OF

SIERRA LAND DEVELOPMENT,  
RECORDING FEE: \$70.00 FILE NO. 482783  
BY: Susan Mawether DATE: 2-13-2018  
Clerk-Recorder  
Linda Linder

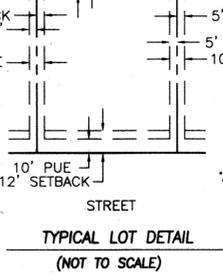
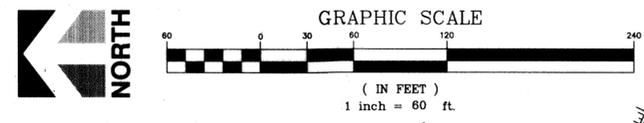
FPUD-17-213

FINAL MAP OF SILVER OAK, PHASE 22  
A MERGER AND RESUBDIVISION OF PARCEL A OF DOC. 471106 & PARCEL 2 OF DOC. 308820, SITUATE WITHIN SECTION 6, TOWNSHIP 15 N., RANGE 20 E., MOUNT DIABLO BASE & MERIDIAN  
CARSON CITY NEVADA  
Manhard CONSULTING LTD  
DRAWN BY: JRB  
DATE: 01/04/18  
PROJ. CODE: OOS.LDCCNV  
PROJ. #: .02  
SHEET 1 OF 2  
8800 Double R Boulevard, Suite 101, Reno, NV 89521 975-754-8000 fax 975-748-3580  
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
Construction Managers • Environmental Scientists • Landscape Architects • Planners



**LANDUSE SUMMARY:**

9.85	RESIDENTIAL LOTS (ACRES)
2.53	RIGHT-OF-WAY (ACRES)
0.22	COMMON AREAS (ACRES)
12.60	TOTAL (ACRES)



FOUND CARSON CITY CONTROL PT. CC015  
N. 14746433.76  
E. 2287521.03  
(GROUND COORDINATE)

FOUND CARSON CITY CONTROL PT. CC016  
N. 14749553.17  
E. 2283957.32  
(GROUND COORDINATE)

**LEGEND:**

- SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH CAP, PLS 17044
- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/CAP PLS 17044
- SET STANDARD STREET CENTERLINE MONUMENT IN WELL, PLS 17044
- FOUND STANDARD STREET CENTERLINE MONUMENT IN WELL
- NOTHING FOUND OR SET. DIMENSION POINT ONLY
- FOUND CARSON CITY CONTROL MONUMENT
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- (R1) RECORDED DOCUMENT REFERENCE NUMBER
- R/W RIGHT-OF-WAY
- S.F. SQUARE FEET

- BOUNDARY OF SURVEY
- LOT LINE
- ADJACENT LOT LINE
- CENTERLINE
- SURVEY TIE
- RECORD EASEMENT LINE
- FEMA FLOOD ZONE BOUNDARY

**BASIS OF BEARINGS:**

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0002 WAS USED TO CONVERT PUBLISHED GRID COORDINATES TO GROUND VALUES.

ALL DISTANCES AND COORDINATES SHOWN HEREON ARE GROUND VALUES IN U.S. FEET.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.41'	089°59'41"
C2	20.00'	16.38'	046°54'43"
C3	249.00'	47.51'	010°55'59"
C4	249.00'	39.79'	009°09'19"
C5	321.00'	31.95'	005°42'12"
C6	20.00'	29.04'	083°11'40"
C7	271.00'	18.77'	003°58'02"
C8	81.00'	14.52'	010°16'20"
C9	25.00'	9.81'	022°29'28"
C10	149.00'	28.43'	010°55'59"
C11	149.00'	23.81'	009°09'19"
C12	271.00'	9.69'	002°02'59"
C13	271.00'	28.46'	006°01'01"
C14	234.00'	24.57'	006°01'01"
C15	25.00'	36.30'	083°11'41"
C16	321.00'	16.56'	002°57'19"
C17	25.00'	9.81'	022°29'28"
C18	81.00'	14.52'	010°16'20"
C19	250.00'	26.25'	006°01'01"
C20	431.00'	22.03'	002°55'42"
C21	431.00'	36.26'	004°49'11"
C22	384.00'	17.15'	002°33'33"
C23	25.00'	11.65'	026°41'50"
C24	50.00'	23.47'	026°53'53"
C25	526.00'	7.57'	000°49'28"
C26	25.00'	11.65'	026°41'50"
C27	50.00'	19.32'	022°08'41"
C29	386.00'	24.93'	003°42'03"
C30	25.00'	39.27'	090°00'00"
C31	20.00'	31.42'	090°00'00"
C32	25.00'	28.25'	064°44'40"
C33	15.00'	35.41'	135°14'28"
C34	291.00'	18.80'	003°42'03"
C35	75.00'	37.12'	028°21'32"
C36	50.00'	36.10'	041°22'20"
C37	50.00'	46.36'	053°07'48"
C38	50.00'	3.82'	004°22'20"
C39	50.00'	42.84'	048°51'33"
C40	266.00'	47.55'	010°14'35"
C41	266.00'	42.66'	009°11'22"
C42	50.00'	54.65'	062°37'43"
C43	20.00'	13.78'	039°29'02"
C44	450.00'	13.41'	001°42'26"

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA
C45	310.25'	14.87'	002°44'46"
C46	450.00'	28.30'	003°36'12"
C47	25.00'	12.37'	028°21'18"
C48	25.00'	32.17'	073°44'22"
C49	15.00'	23.56'	090°00'00"
C50	291.00'	26.01'	005°07'15"
C51	291.00'	31.34'	006°10'12"
C52	279.00'	25.34'	005°12'15"
C53	279.00'	24.44'	005°01'05"
C54	279.00'	9.56'	001°57'49"
C56	386.00'	41.54'	006°10'00"
C57	386.00'	34.50'	005°07'15"

**LINE TABLE**

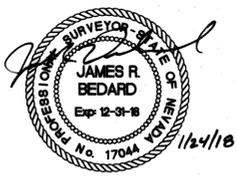
LINE	BEARING	LENGTH
L1	S50°26'40"E	5.00'
L2	N63°16'01"W	13.26'
L3	S63°16'01"E	17.27'
L4	N20°09'44"E	1.97'
L5	N20°09'44"E	5.64'
L6	N20°09'44"E	4.71'
L7	S00°26'21"W	9.44'
L9	S00°26'21"W	8.97'
L10	S09°51'31"W	4.51'
L11	S00°26'21"W	22.88'
L12	S89°33'39"E	5.00'
L13	S01°53'59"E	23.75'

**LINE TABLE**

LINE	BEARING	LENGTH
L14	N00°25'52"E	14.86'
L15	S76°32'16"E	16.71'
L16	S09°51'31"W	66.59'
L17	N09°51'31"E	25.00'
L18	N00°26'21"E	5.00'
L19	N42°39'27"W	4.99'

**REFERENCES:**

- FINAL MAP FOR SILVER OAK PHASE 8, RECORDED FEBRUARY 13, 1998 AS FILE NO. 213633 IN BOOK 8, PAGE 2259, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- FINAL MAP FOR SILVER OAK PHASE 10, RECORDED SEPTEMBER 2, 1998 AS FILE NO. 222882 IN BOOK 8, PAGE 2291, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- FINAL MAP OF SILVER OAK PHASE 1, RECORDED DECEMBER 29, 2000 AS FILE NO. 256508 IN BOOK 8, PAGE 2333, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- ORDER APPROVING WITHDRAWAL AGREEMENT, RECORDED OCTOBER 30, 2003 AS FILE NO. 308820, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES, RECORDED JUNE 18, 2010 AS FILE NO. 401820, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES, RECORDED JUNE 18, 2010 AS FILE NO. 401823, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY PURPOSES, RECORDED JUNE 18, 2010 AS FILE NO. 401824, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- LOT LINE ADJUSTMENT LLA-10-040, AND RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR THE SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP, RECORDED JUNE 30, 2010 AS FILE NO. 402147 AND FILE NO. 402149, BOOK 10, PAGE 2744, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- LOT LINE ADJUSTMENT LLA-16-109, AND RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR THE THOMAS D. BROWN AND LILA BROWN FAMILY TRUST, ET. AL., RECORDED DECEMBER 29, 2016 AS FILE NO. 471106 AND FILE NO. 471107, BOOK 10, PAGE 2900, OFFICIAL RECORDS OF CARSON CITY, NEVADA.
- LOT LINE ADJUSTMENT LLA-17-128, AND RECORD OF SURVEY IN SUPPORT OF A LOT LINE ADJUSTMENT FOR THE SIERRA LAND DEVELOPMENT INC, RECORDED NOVEMBER 13, 2017 AS FILE NO. 480375, BOOK 10, PAGE 2927, OFFICIAL RECORDS OF CARSON CITY, NEVADA.



FINAL MAP OF  
**SILVER OAK, PHASE 22**  
A MERGER AND RESUBDIVISION OF PARCEL A OF DOC. 471106 & PARCEL 2 OF DOC. 308820, SITUATE WITHIN SECTION 6, TOWNSHIP 15 N., RANGE 20 E., MOUNT DIABLO BASE & MERIDIAN CARSON CITY NEVADA

**Manhard CONSULTING LTD**  
SHEET 2 OF 2

DATE: 01/04/18  
PROJ. CODE: OOS.LDCNCV  
PROJ. #: 02

2020

# Silver Oak Phase 22 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**

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