

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Do not adopt the resolution and/or provide alternative direction.

Attachments:

1. Resolution - Acceptance of ROW - Metcalf Ohana.docx

Exhibit A - Parcel Map_3002.pdf

Location Map - S Curry ROW.pdf

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION NO. 2022-R-_____

A RESOLUTION ACCEPTING REAL PROPERTY, DESIGNATED AS APN 009-052-30, FOR USE AS A PUBLIC RIGHT OF WAY (A PORTION OF SOUTH CURRY STREET)

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

WHEREAS, consistent with NRS 278.446, a portion of South Curry Street, designated as APN 009-052-30, was offered for dedication by the Parcel Map for Metcalf Ohana LLC, recorded in the office of the Carson City Clerk-Recorder on January 12, 2021 as Document No. 515192, Map No. 3002, and situated within Section 20, Township 15 North, and Range 20 East, M.D.M., as described and shown in Exhibit “A”; and

WHEREAS, in the Parcel Map for Metcalf Ohana LLC, Carson City deferred acceptance of the right-of-way dedication; and

WHEREAS, Carson City Municipal Code 17.06.025 provides that, for land dedicated through a parcel map, title passes through a separate instrument; and

WHEREAS, Section 1.040 of the Carson City Charter and NRS 244.270 allow the Carson City Board of Supervisors to accept real property dedicated to the City; and

WHEREAS, the Carson City Board of Supervisors finds that the right-of-way offered for dedication in the Parcel Map for Metcalf Ohana LLC is necessary for public access and it is in the best interest of the public to accept said right-of-way; and

NOW, THEREFORE, BE IT RESOLVED, that the Carson City Board of Supervisors pursuant to the authority granted by Section 1.040 of the Carson City Charter and NRS 244.270 hereby accepts the dedication of the right-of-way hereinabove described.

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

ADOPTED this 16th day of June, 2022.

VOTE: AYES:

NAYS:

ABSENT:

ABSTAIN:

LORI BAGWELL
Mayor

ATTEST

AUBREY ROWLATT
Clerk-Recorder

OWNER'S CERTIFICATE

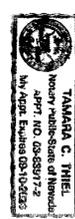
THIS IS TO CERTIFY THAT THE UNDERSIGNED, METCALF OHANA LLC, A NEVADA LIMITED LIABILITY COMPANY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTERS 278.010 TO 278.030, INCLUSIVE, AND THAT THE EASEMENTS AS SHOWN HEREON ARE GRANTED.

METCALF OHANA LLC, A NEVADA LIMITED LIABILITY COMPANY
 BY: THE TOM AND RHONDA METCALF FAMILY TRUST
 ITS MANAGER
 BY: Thomas R. Metcalf DATE 12/17/2020
 THOMAS RAY METCALF, CO-TRUSTEE
 BY: Rhonda Campbell Metcalf DATE 12/17/2020
 RHONDA CAMPBELL METCALF, CO-TRUSTEE

STATE OF NEVADA } S.S.
 COUNTY OF ORISKANY }

ON THIS 17th DAY OF December, 2020, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF ORISKANY, THOMAS RAY METCALF, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

BY: Thomas R. Metcalf
 NOTARY PUBLIC



STATE OF NEVADA } S.S.
 COUNTY OF ORISKANY }

ON THIS 17th DAY OF December, 2020, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN THE COUNTY OF ORISKANY, RHONDA CAMPBELL METCALF, WHO ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

BY: Rhonda Campbell Metcalf
 NOTARY PUBLIC

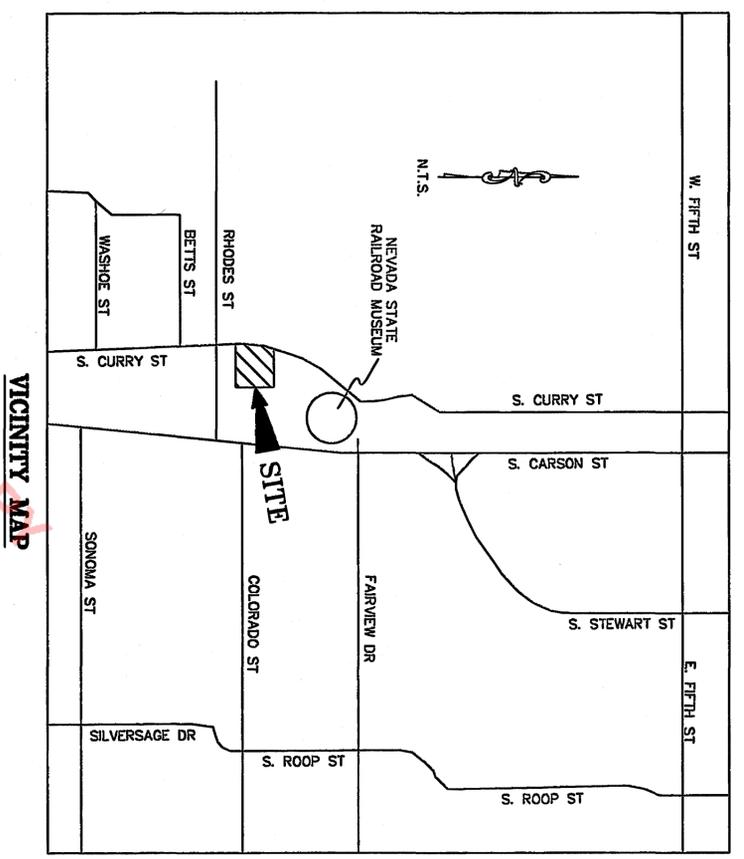


TITLE COMPANY CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF RECORD OF SAID LANDS AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT FEDERAL, STATE, COUNTY, MUNICIPAL, TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW. Doc No. 445579.
 BY: Ron F. Karslake DATE 12-23-2020
 TITOR TITLE OF NEVADA, INC.

GENERAL NOTES

1. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE MAINS TO THAT PARCEL, FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE BY CABLE TELEVISION PROVIDERS.
2. PARCELS SHALL BE BY CONNECTION TO CITY WATER AND SEWER SYSTEMS.
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 WELLS AND SEPTIC SYSTEMS OBSERVED ON THE PROPERTY TO BE PROPERLY ABANDONED.
5. PARCELS 1 AND 2 SHOWN ON THIS MAP MUST CONNECT TO CITY WATER AND SEWER.
6. THIS PARCEL LIES WITHIN F.E.M.A. FLOOD ZONE X (23 ANNUAL CHANGE FLOOD HAZARD).



UTILITY COMPANIES' CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. CABLE TELEVISION IS INCLUDED AS A UTILITY. THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES.

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY DATE 12/23/2020
 BY: Wendy H. Neff
 TITLE: ASSOC. GEN. MGR
 NEWARK BELL TELEPHONE COMPANY D/B/A B12T NEVADA DATE 12-23-2020
 BY: Cliff Cooper
 TITLE: MS & OSP PLANNING
 CHIEF OF COMMUNICATIONS DATE 1-8-2021
 BY: Cliff Cooper
 TITLE: Construction Manager
 CARSON CITY UTILITY DEPT DATE 1/21/21
 BY: Lee Plemel
 TITLE: CITY ENGINEER

SOUTHWEST GAS CERTIFICATE

THE PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES FOR THE PURPOSE OF SERVING OTHER PARCELS, AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. CABLE TELEVISION IS INCLUDED AS A UTILITY. THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

BY: Michelle Murrain DATE 1/12/21
 SOUTHWEST GAS CORP
 BY: Amelia Norvick
 TITLE: Supervisor Engineering

BASIS OF BEARINGS

THE BASIS OF BEARINGS AND COORDINATES FOR THIS SURVEY WERE BASED ON PUBLISHED COORDINATES FOR CONTROL POINTS CO025 AND CO030 OF THE 2010 CARSON CITY CONTROL NETWORK AS DEPICTED ON RECORD OF SURVEY NUMBER MAP NUMBER 2749, RECORDED ON AUGUST 11, 2010 AS FILE NUMBER 403435 IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA. COORDINATES WERE DERIVED UTILIZING A COMBINED FACTOR OF 0.9998079155. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. COORDINATES SHOWN ARE NEVADA STATE PLANE (NAD83/94), NEVADA WEST ZONE GROUND COORDINATES.

PARCEL MAP REVIEW COMMITTEE

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (PM-2020-0010) REVIEWED AND APPROVED ON AUGUST 17, 2020 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.
 APPROVED BY: Lee Plemel DATE 1/11/21
 LEE PLEMEL AICP, COMMUNITY DEVELOPMENT DIRECTOR

CLERK'S CERTIFICATE

THE CITY HAS APPROVED THIS PARCEL MAP AND DEFERRED ON BEHALF OF THE PUBLIC THE OFFERS OF DEDICATION OF PUBLIC RIGHT-OF-WAY WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.
 BY: Aubrey Rowlett DATE 1/12/21
 CITY CLERK

SURVEYOR'S CERTIFICATE

1. CHARLES D. CHURCH, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF THOMAS METCALF.
3. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B. & M. CARSON CITY, NEVADA, AND THE SURVEY WAS COMPLETED ON NOVEMBER 20, 2020
4. THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THE GOVERNING BODY GAVE IT'S FINAL APPROVAL.
5. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

BY: Charles D. Church DATE 12-15-2020
 CHARLES D. CHURCH
 NEVADA P.L.S. NO. 6886

CITY ENGINEER APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLETED WITH AND HE IS SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.
 BY: Randal Rice DATE 1/21/21
 RANDAL RICE, P.E.
 CARSON CITY ENGINEER

TREASURERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES HAVE BEEN PAID FOR THE CURRENT FISCAL YEAR ON LAND PORTRAYED BY THIS PARCEL MAP. (APN 009-02-02)
 BY: Stacy Davis DATE 1/11/21
 TREASURER

COUNTY RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SIERRA SURVEYING, ON THIS 17th DAY OF December, 2021 AT 11:11 AM, PAST 1 O'CLOCK, M. IN BOOK 11 PAGE 362.
 OFFICIAL RECORDS OF CARSON CITY, NEVADA.
 RECORDING FEE: 45.00 BY: Aubrey Rowlett
 FILE NUMBER: 56191 BY: Cliff Cooper
 CLERK-RECORDER
 DEPUTY

PARCEL MAP

FOR
 METCALF OHANA LLC

A PORTION OF THE SW 1/4 OF SECTION 20,
 TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.B. & M.
 CARSON CITY, STATE OF NEVADA

SIERRA SURVEYING, INC.
 555 HOLCOMB AVENUE
 RENO, NEVADA 89511
 TELEPHONE: (775) 828-5004 FAX: (775) 597-0318

JOB NO.: 2002141
 DESIGNED BY: CDC
 DRAWN BY: CDC
 CHECKED BY: CDC
 DATE: 12/03/2020
 SHEET 1 OF 2

PH-2020-0013

93 3003

South Curry Street



Property Information

Property ID 00905230
Location CURRY ST
Owner METCALF OHANA LLC
Acres 0.2



[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.

Geometry updated 11/17/2018
Data updated 11/17/2018

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.