

APN: 008-342-32
008-342-26
008-342-08
010-436-02

Doc # 548704

Recorded 8/2/2024 10:25 AM

Requested By: CLERK TO BOARD

Carson City - NV

William "Scott" Hoen Clerk-Recorder

Pg 1 of 7 Fee: \$0.00

Recorded By:MR

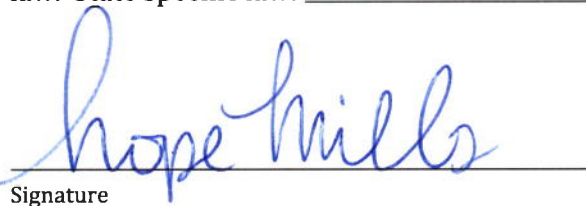
FOR RECORDER'S USE ONLY

RESOLUTION NO. 2024-R-19

Conveyance of approximately three acres of Carson City land located at Park
Terrace Park

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons.
(NRS 239B.030)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: _____


Signature

Hope Mills- Chief Deputy Clerk
Print Name & Title

WHEN RECORDED MAIL TO:

Carson City
885 E. Musser Street, suite 1032
Carson City, NV 89701

RESOLUTION NO. 2024-R-19

A RESOLUTION FOR THE CONVEYANCE, UNDER NRS 244.281, OF APPROXIMATELY THREE ACRES OF CARSON CITY ("CITY") LAND LOCATED AT PARK TERRACE PARK, A PORTION OF ASSESSOR'S PARCEL NUMBER ("APN") 008-342-32, TO THE CARSON CITY SCHOOL DISTRICT ("CCSD") THROUGH A LOT LINE ADJUSTMENT ("LLA") WITH APN 010-436-02; AND FOR AUTHORIZATION FOR CITY STAFF TO TAKE ALL NECESSARY ACTIONS TO ACCOMPLISH THE CONVEYANCE AND FOR THE MAYOR TO TAKE ALL NECESSARY ACTIONS TO ACCOMPLISH THE CONVEYANCE AND EXECUTE ALL NECESSARY DOCUMENTS.

WHEREAS, CCSD is seeking to expand the Empire Elementary School campus by approximately three acres to provide for more physical education and recreational space for their students; and

WHEREAS, City acquired the assets of East Carson General Improvement District by operation of law after its dissolution per a District Attorney Opinion Letter recorded December 6, 1985; and

WHEREAS, the City owns Park Terrace Park, which is comprised of approximately 5.4 acres on APNs 008-342-32, 008-342-26 and 008-342-08 and desires to convey approximately a three-acre portion of the Park located on APN 008-342-32 to CCSD for the adjacent CCSD owned property, APN 010-436-02, through an LLA, as depicted on Exhibit A (the "Property"); and

WHEREAS, on April 2, 2024, the Carson City Parks and Recreation Commission recommended approval of the LLA to the Board of Supervisors with conditions; and

WHEREAS, NRS 244.281(1)(e)(2) allows the City to transfer property to another governmental entity if the use of the real property is restricted to a public use;

NOW, THEREFORE, the Board of Supervisors hereby resolves that:

- (1) The Property is underutilized and would be more optimally utilized by CCSD. The conveyance of the Property is desirable and is in the best interest of Carson City.
- (2) The conveyance of the Property is hereby approved, subject to the following restrictions, conditions and provisions:
 - (a) The Property must be conveyed AS-IS, WHERE-IS, via quitclaim deed. Under NRS 244.281(1)(e)(2) the Property must be restricted for public use. Should the property cease to be used for a public use, the Property must revert to Carson City.
 - (b) CCSD will be responsible for completing the LLA application, the required survey, and any other tasks necessary for the conveyance of the Property.
 - (c) Any improvements to the Property, including fencing with a public access gate, signage and irrigation modifications (the "Improvements"); infrastructure maintenance on the Property, including utilities; or operational logistics on the property, including opening and closing any public access gates, will be the responsibility of CCSD.

(d) All costs and expenses related to the transfer, including the LLA application, survey, map and transfer costs, and the future construction on, operational logistics of or maintenance of the Property, will be the sole responsibility of CCSD.

(e) When school is not in session or the Property is not being used for school purposes, CCSD must permit public access and public recreational use of the field.

(f) The quitclaim deed and all other necessary documents must be recorded.

(3) City staff and the Mayor are hereby authorized to take all necessary actions to accomplish the conveyance of the Property to the CCSD, in accordance with this Resolution. The Mayor is further authorized to execute all necessary documents in accordance with this Resolution, including entering into any agreement regarding public access to and public recreational use of the Property, if necessary, and executing a Quitclaim Deed upon completion of the required survey and preparation of the necessary legal documents.

Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Lisa Schuette, the foregoing Resolution was passed and adopted this 1st day of August 2024 by the following vote.

VOTE: AYES: Supervisor Stacey Giomi
 Supervisor Maurice White
 Supervisor Curtis Horton
 Supervisor Lisa Schuette
 Mayor Lori Bagwell

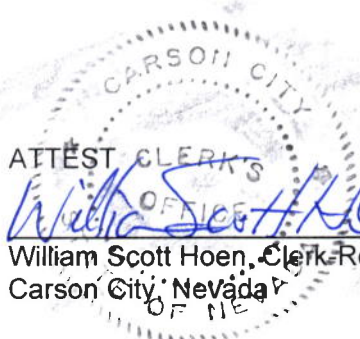
NAYS: None

ABSENT: None

ABSTAIN: None



Lori Bagwell, Mayor


ATTEST CLERK'S

William Scott Hoen, Clerk-Recorder
Carson City, Nevada

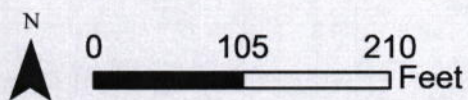


Proposed LLA Park Terrace Park



LEGEND

- Lot Line Adjustment
- Park Terrace Park
- Empire Elementary School



Proposed lot line adjustment shown with light green hatching.

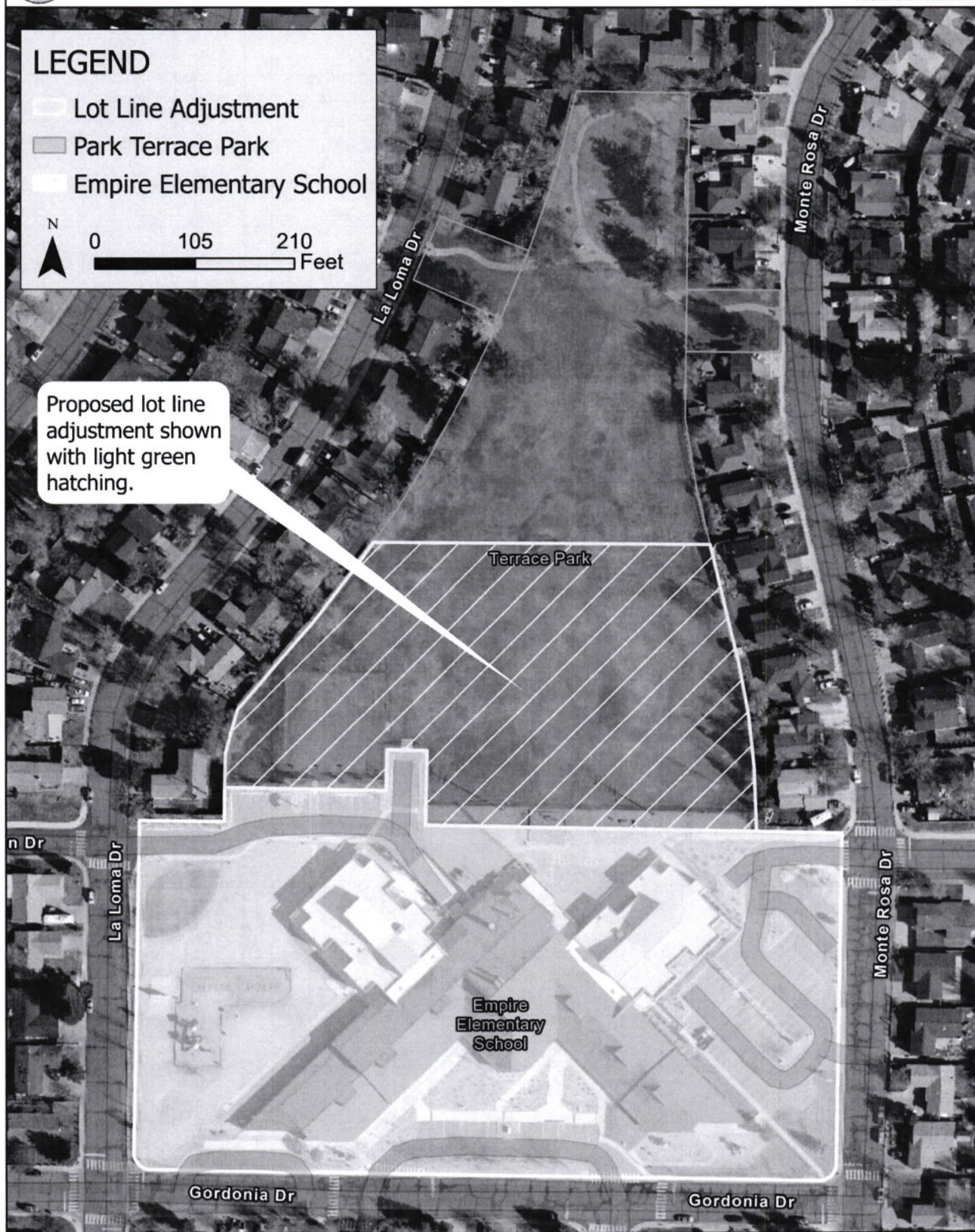


EXHIBIT B

APNs: 008-342-32 and 010-436-02

AFTER RECORDING RETURN TO:

Attention: Real Property Manager
Carson City Public Works
3505 Butti Way
Carson City, NV 89701

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the personal information of any person or persons. (Pursuant to NRS 239B.030)

BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED

This Boundary Line Adjustment Quitclaim Deed is made this _____ day of _____ 2024, by and between **CARSON CITY, NEVADA, a Consolidated Municipality**, as **GRANTOR** and **CARSON CITY SCHOOL DISTRICT, a Nevada Public School District**, as **GRANTEE**.

GRANTOR is the present owner of that certain real property situated in Carson City, Nevada, being more particularly described as follows:

See **EXHIBIT “A”**, attached hereto and incorporated herein by reference.

GRANTEE is the present owner of that certain real property situated in Carson City, Nevada, being more particularly described as follows:

See **EXHIBIT “B”**, attached hereto and incorporated herein by reference.

Said parcels share a common boundary line and **GRANTOR** and **GRANTEE** desire to adjust such common boundary lines through a lot line adjustment without creating a new parcel.

Said **GRANTOR**, pursuant to Resolution 2024-R-____ (recorded with the Carson City Recorder as Document No. _____) and NRS 244.281(1)(e)(2), and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and for the purposes of adjusting the common boundary line between said **GRANTEE’S** and **GRANTOR’S** parcels, does hereby remise, release and forever quitclaim unto the said **GRANTEE** the lands necessary to adjust the common lines between said parcels such that the resulting parcels are described in the attached **EXHIBITS “C” and “D”**. The results of this adjustment are graphically shown on a Record of Survey map being recorded concurrently herewith.

EXHIBIT B

SAID CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTION WHICH GRANTEE AND GRANTOR INTEND TO RUN WITH THE LAND:

Consistent with NRS 244.281(1)(e)(2), the lands conveyed in this Boundary Line Adjustment Quitclaim Deed must be used for a public use by **GRANTEE** or its successors, assigns, heirs, receivers, administrators and transferees. If the lands cease to be used for a public use, the lands shall automatically revert to **GRANTOR**.

IN WITNESS WHEREOF the **GRANTOR** and **GRANTEE** have caused this Boundary Line Adjustment Quitclaim Deed to be duly executed and delivered by their proper and duly authorized officers.

GRANTOR: CARSON CITY

LORI BAGWELL, Mayor

STATE OF NEVADA)
) ss.
CARSON CITY)

This instrument was acknowledged before me on this _____ day of _____, _____ by _____

Notary Public

APPROVED AS TO FORM:
Carson City District Attorney,
or his or her Authorized Designee

By: _____

Date: _____

EXHIBIT B

GRANTEE: CARSON CITY SCHOOL DISTRICT

ANDREW J. FEULING, Superintendent

STATE OF NEVADA)

) ss.

CARSON CITY

)

This instrument was acknowledged before me on this _____ day of _____, _____ by _____

Notary Public