

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 Fec: \$0.00  
Recorded By:MR

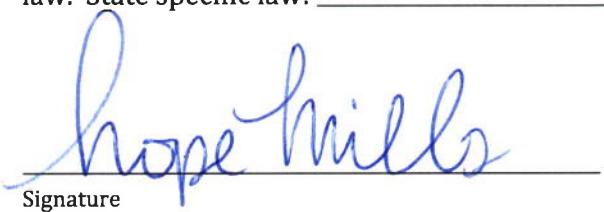
FOR RECORDER'S USE ONLY

## **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

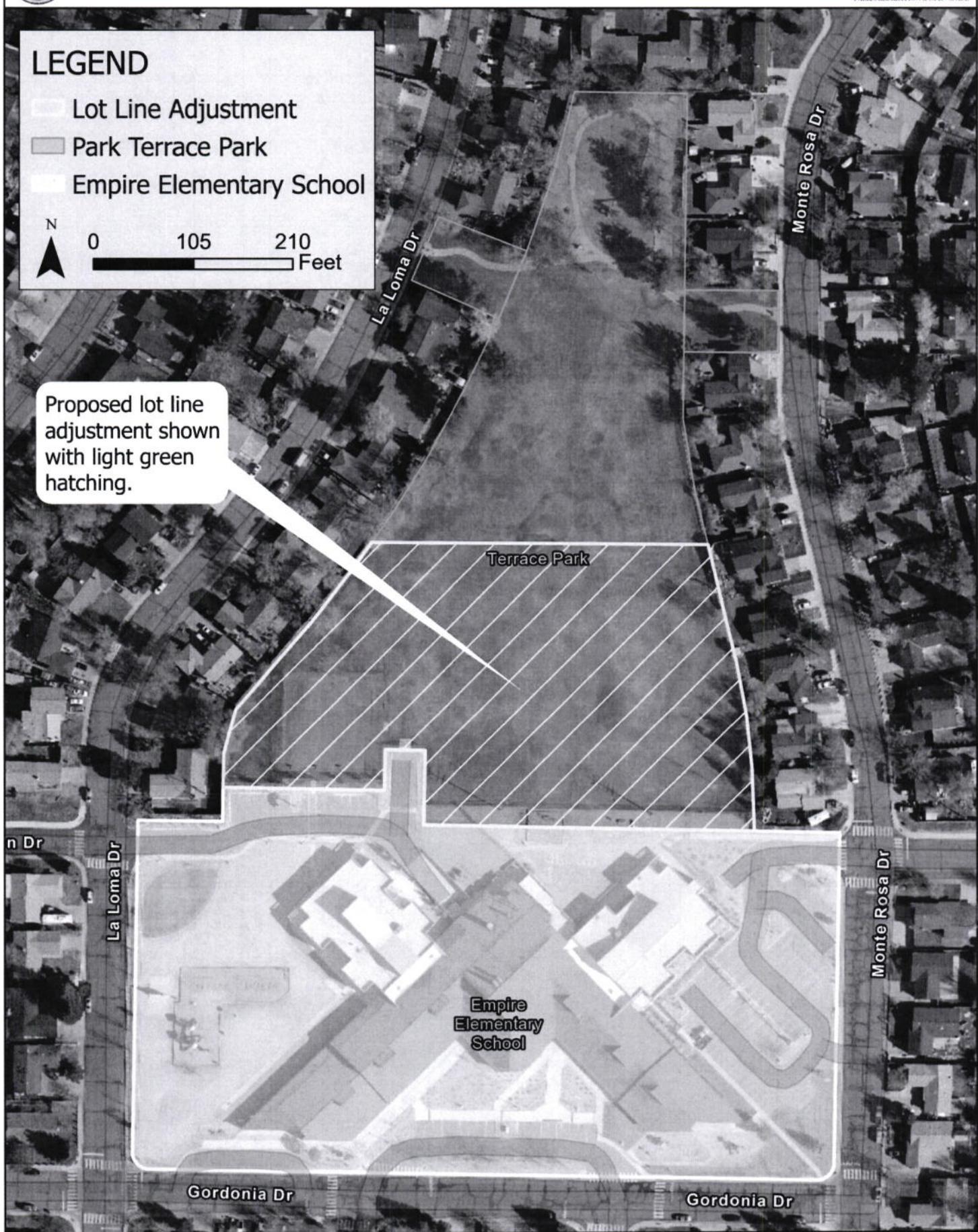
Park Terrace Park

Empire Elementary School



0 105 210  
Feet

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 DISTRCT, 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 though 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**

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LORI BAGWELL, Mayor

STATE OF NEVADA )  
                            ) ss.  
CARSON CITY         )

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

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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