

Item # 3-3B

City of Carson City
Agenda Report

Date Submitted: 08/07/07

Agenda Date Requested: 08/16/07
Time Requested: Consent

To: Mayor and Supervisors
From: Development Services /Engineering

Subject Title: Action to approve Dedication of Easement for Public Stormwater Facilities from James M. Ellis and Carri L. Ellis to Carson City for a portion of Coffey Drive; 60 feet wide by 199.39 feet long containing 11,963 square feet ±; from APN 009-822-15.

Staff Summary: Development Services staff is requesting that the Board of Supervisors accept this dedication from James M. Ellis and Carri L. Ellis to Carson City for the purpose of constructing, maintaining, improving and operating public stormwater facilities upon, over and across certain real property. This dedication is being offered by the property owner and is related to development activity occurring upstream of the subject parcel. The public storm drain easement is one of three dedications (refer to attached Vicinity Map) necessary to convey surface waters from the drainage facilities within the Schulz Ranch Subdivision and is in conformance with the Schulz Ranch PUD Master Drainage Plan. This dedication was initiated by the developer Lennar Homes, has been coordinated with Development Engineering and is properly shown on Exhibits A and B of the dedication.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to approve Dedication of Easement for Public Stormwater Facilities from James M. Ellis and Carri L. Ellis to Carson City for a portion of Coffey Drive; 60 feet wide by 199.39 feet long containing 11,963 square feet ±; from APN 009-822-15.

Explanation for Recommended Board Action: See Staff Summary.

Applicable Statute, Code, Policy, Rule or Regulation: N/A

Fiscal Impact: No capital costs but there will be on-going maintenance costs for the drainage facilities within existing budget.

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: No viable alternative.

Supporting Material: Executed dedication form and Exhibit A and B (Map)

Prepared By: Eva Chwalisz, Management Assistant

Reviewed By: [Signature] Date: 8/4/07
(Deputy City Engineer)

Concurrences: [Signature] Date: 8/6/07
(Department Head)

[Signature] Date: 8-7-07
(City Manager)

Melanie Trubetta Date: 8-7-07
(District Attorney)

[Signature] Date: 8/7/07
(Finance)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
2) _____

(Vote Recorded By)

APN #09-822-15

**DEDICATION OF EASEMENT FOR
PUBLIC STORMWATER FACILITIES**

ENGINEER'S FILE NO. _____

FROM: JAMES M. ELLIS AND CARRI L. ELLIS

TO: CARSON CITY, A CONSOLIDATED MUNICIPALITY OF THE STATE OF NEVADA (THE
"GRANTEE")

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SEC. 5, T. 14 N., R. 20 E.,
M.D.M.

WE, THE UNDERSIGNED, HEREBY DEDICATE AN EASEMENT TO CARSON CITY, A
POLITICAL SUBDIVISION OF THE STATE OF NEVADA, for the purpose of constructing,
maintaining, improving and operating public stormwater facilities, across, over, through and
under lands owned by us or in which we have vested interest, particularly described as follows,
to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND SHOWN ON
THE MAP ATTACHED HERETO AS EXHIBIT "B".

TOGETHER WITH, the tenements, hereditaments, appurtenances, reversions, remainders, rents,
issues and profits thereof unto the said GRANTEE and to its assigns, forever.

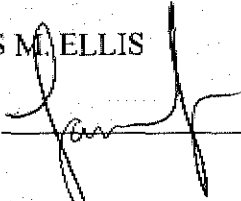
THE UNDERSIGNED, in consideration of one dollar and other good and valuable
consideration, does hereby relieve Carson City of all further obligations or claims on this account
of the location, grade, maintenance or construction of the proposed public improvement.

[Signatures appear on the following page]

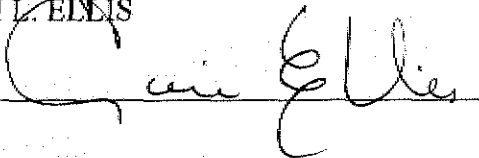
[Signature page to Dedication of Easement for Public Stormwater Facilities]

IN WITNESS WHEREOF: I have hereunto set my hand, this 12th day of July, 2007.

JAMES M. ELLIS




CARRI L. ELLIS



STATE OF NEVADA)

~~CARSON CITY~~) ss
County of WASHOE

This instrument was acknowledged before me on the 12th day of July, 2007, by James M. Ellis.

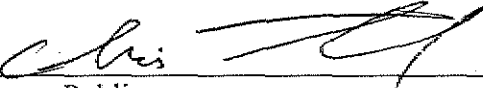


Notary Public

STATE OF NEVADA)

~~CARSON CITY~~) ss
County of WASHOE

This instrument was acknowledged before me on the 12th day of July, 2007, by Carri L. Ellis.



Notary Public

BOARD OF SUPERVISORS APPROVAL

This dedication is approved and accepted by the Carson City Board of Supervisors on this _____ day of _____, 200__.

MAYOR

ATTEST: _____
CITY CLERK

EXHIBIT "A"

LEGAL DESCRIPTION

STORM DRAIN EASEMENT AFFECTING APN 009-822-15 (Ellis)

The following describes a parcel of land situate within the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼) of Section Five (5), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, City of Carson, County of Carson, State of Nevada; being a portion of Parcel 15 as shown on that "Parcel Map for Sierra Country Estates One, LLC", filed in the office of the Carson City Recorder June 26, 2003, as Parcel Map No. 2495, in Book 9, Page 2495, File No. 300814, Official Records of Carson City, Nevada and more particularly described as follows:

BEGINNING at the Northeast corner of Parcel 15 of said Parcel Map No. 2495, from which the Southeast (SE) corner of said Section Five (5) bears South 54°41'28" East, a distance of 1599.86 feet; Thence along the Easterly line of Parcel 15 of said Parcel Map No. 2495, South 01°04'51" West, a distance of 199.39 feet to the Southeast (SE) corner of Parcel 15 of said Parcel Map No. 2495;

Thence along the Southerly line of Parcel 15 of said Parcel Map No. 2495, North 88°55'09" West, a distance of 60.00 feet to the Westerly line of the sixty (60) foot Coffey Drive Easement as shown on said Parcel Map No. 2495;

Thence leaving the Southerly line of Parcel 15 and following the Westerly line of the sixty (60) foot Coffey Drive Easement of said Parcel Map No. 2495, North 01°04'51" East, a distance of 199.39 feet to the Northerly line of Parcel 15 of said Parcel Map No. 2495;

Thence along the Northerly line of Parcel 15 of said Parcel Map No. 2495, South 88°55'09" East, a distance of 60.00 feet to the **POINT OF BEGINNING**.

CONTAINING: 11,963 square feet of land, more or less.

Illustration attached hereto and incorporated herein by reference.

BASIS OF BEARINGS: Nevada State Plane Coordinate System, West Zone, NAD 27 Carson City Modified.

EXHIBIT "A" (con't.)

SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

David F. Hanrion
Nevada PLS 16949
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101
RENO, NEVADA 89521
(775) 743-3500

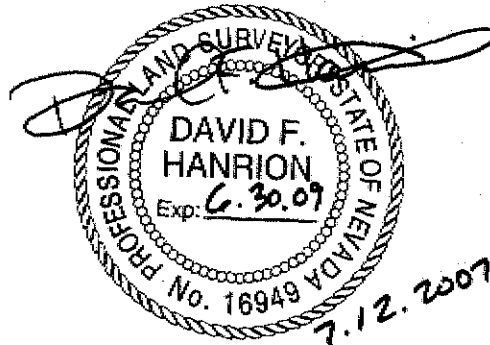
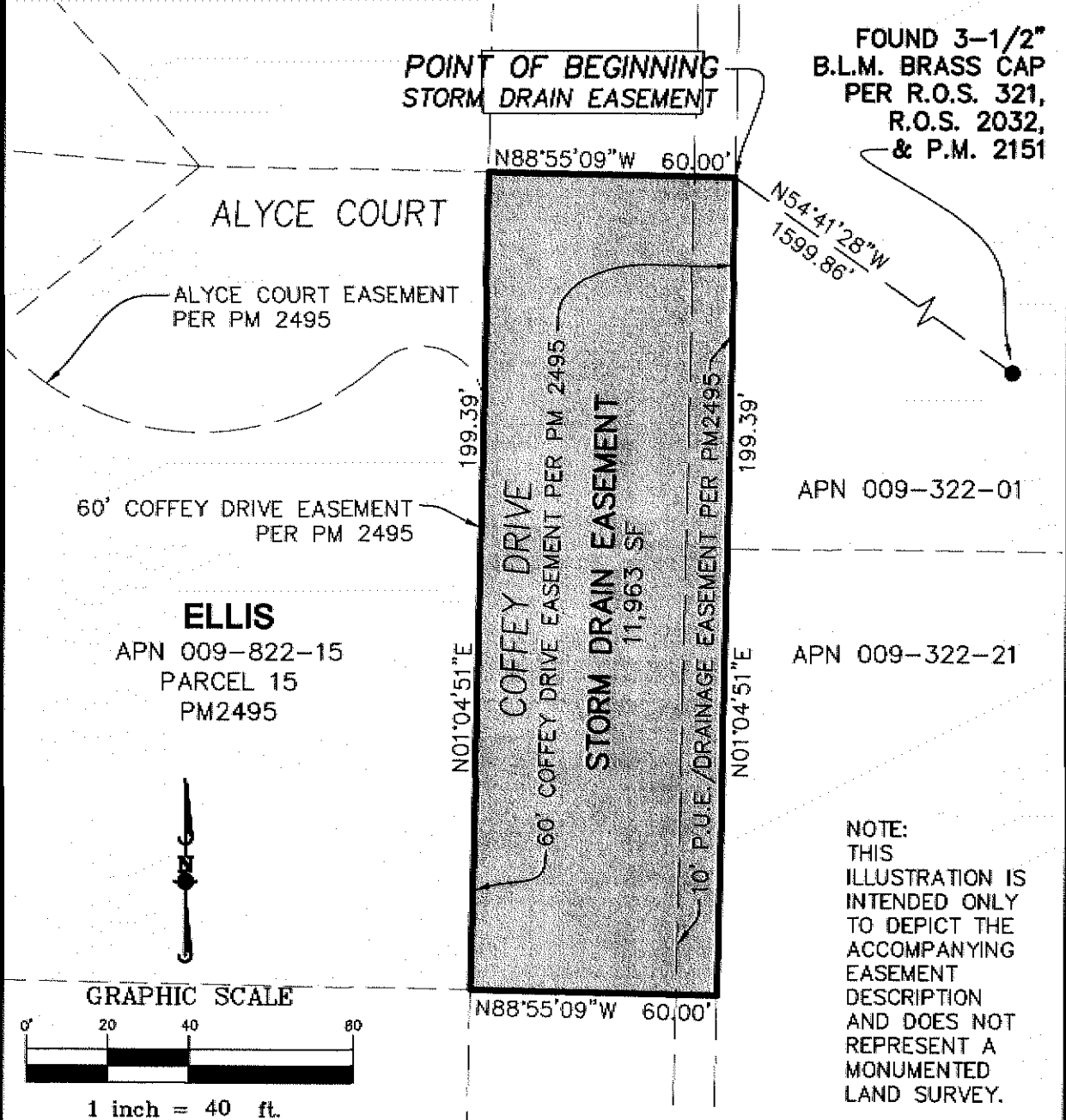


ILLUSTRATION FOR
EXHIBIT B

DEPICTING STORM DRAIN EASEMENT AFFECTING:
APN 009-822-15
ELLIS



STORM DRAIN EASEMENT

CARSON CITY, NEVADA

MAP TO ACCOMPANY DESCRIPTION

PROJ. MGR. **DFH**
DRAWN BY. **DFH**
DATE. **7/11/2007**
SCALE. **1" = 40'**

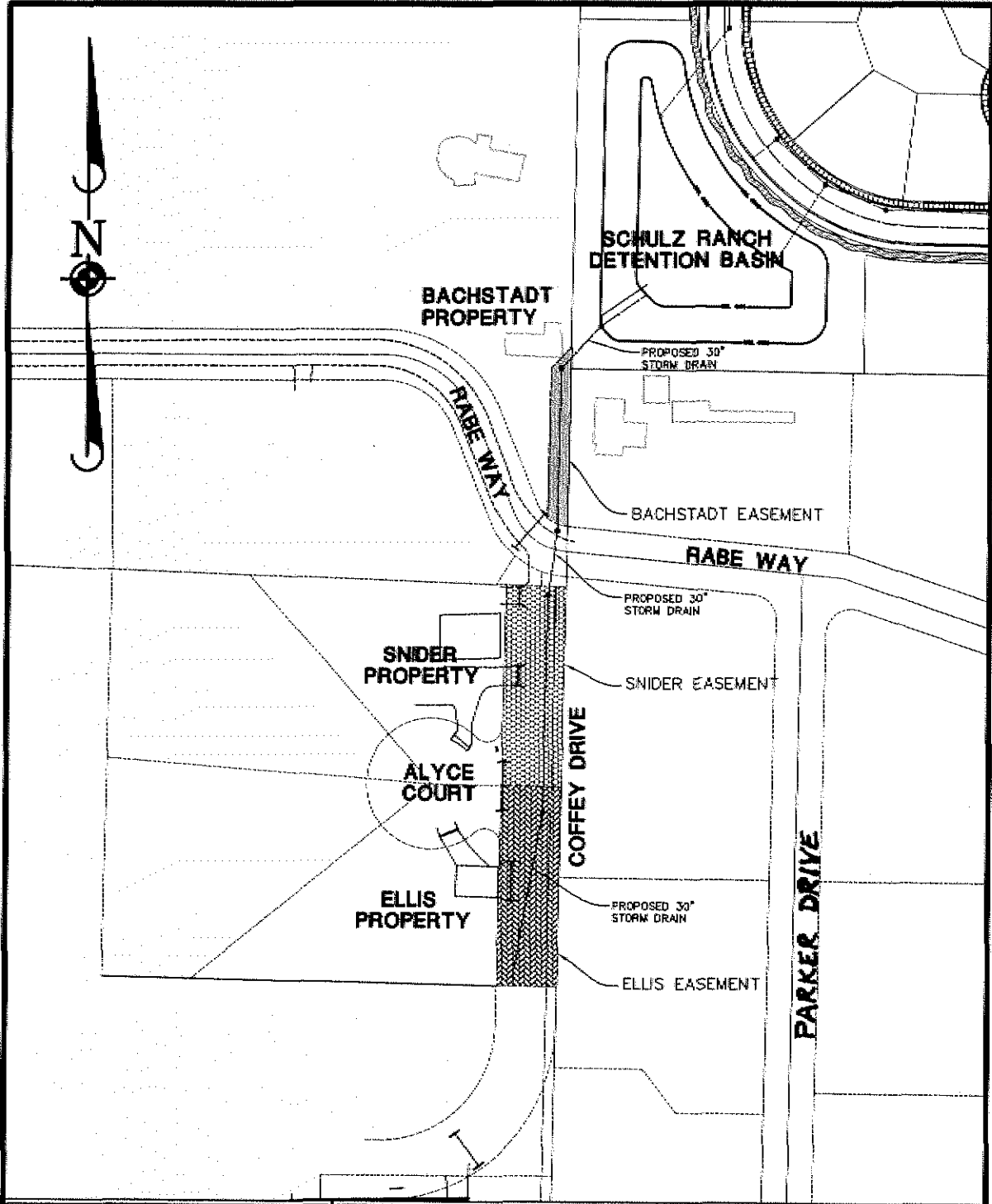


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6794
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SCHULZ RANCH SUBDIVISION **CARSON CITY, NEVADA** **VICINITY MAP**

PROJ. NO. **KPB**
 DRAWN BY. **KPB**
 DATE: **8/2/07**
 SCALE: **1" = 150'**

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