

Item # 3-3A

**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 Elmer P. Bachstadt and Theresa M. Bachstadt, as Trustees of the Elmer & Theresa Bachstadt Trust, and as Trustees of the Carson/Eagle Valley Humane Trust to Carson City; containing total of 3,259 square feet ±; from APN 009-311-12.

**Staff Summary:** Development Services staff is requesting that the Board of Supervisors accept this dedication from Elmer P. Bachstadt and Theresa M. Bachstadt 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

Ordinance

Formal Action/Motion

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 Elmer P. Bachstadt and Theresa M. Bachstadt, as Trustees of the Elmer & Theresa Bachstadt Trust, and as Trustees of the Carson/Eagle Valley Humane Trust to Carson City; containing total of 3,259 square feet ±; from APN 009-311-12.

**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)

[Signature] Date: 8-7-07  
(District Attorney)

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

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**DEDICATION OF EASEMENT FOR  
PUBLIC STORMWATER FACILITIES**

ENGINEER'S FILE NO. \_\_\_\_\_

**FROM:** ELMER P. BACHSTADT AND THERESA M. BACHSTADT, AS TRUSTEES OF THE  
ELMER & TERESA BACHSTADT TRUST, AND AS TRUSTEES OF THE  
CARSON/EAGLE VALLEY HUMANE TRUST

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

A PORTION OF THE EAST 1/2, SEC. 5, T. 14 N., R. 20 E., M. D. B.& 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.

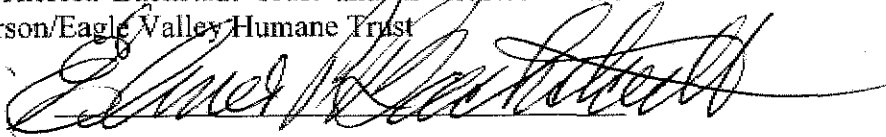
THE UNDERSIGNED, in consideration of one dollar and other good and valuable  
consideration, does hereby relieve Carson City of all further obligations or claims on this account  
of the location, grade, maintenance or construction of the proposed public improvement.

[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 13<sup>th</sup> day of July, 2007.

ELMER P. BACHSTADT, as Trustee of the Elmer & Theresa Bachstadt Trust and as Trustee of the Carson/Eagle Valley Humane Trust


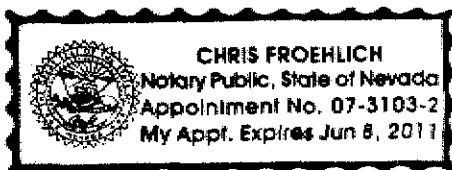


THERESA M. BACHSTADT, as Trustee of the Elmer & Theresa Bachstadt Trust and as Trustee of the Carson/Eagle Valley Humane Trust




STATE OF NEVADA)  
COUNTY OF WASHOE) ss

This instrument was acknowledged before me on the 13<sup>th</sup> day of July, 2007, by Elmer P. Bachstadt, as Trustee of the Elmer & Theresa Bachstadt Trust and the Carson/Eagle Valley Humane Trust.

  
Notary Public

STATE OF NEVADA)  
COUNTY OF WASHOE) ss

This instrument was acknowledged before me on the 13<sup>th</sup> day of July, 2007, by Theresa M. Bachstadt, as Trustee of the Elmer & Theresa Bachstadt Trust and the Carson/Eagle Valley Humane Trust.

  
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

#### DEDICATION OF EASEMENT AFFECTING APN 009-311-12 (Parcel 1 & 2)

The following describes a parcel of land situate within the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Five (5), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, City of Carson, County of Carson, State of Nevada, described as follows:

**BEGINNING** at the Northeast corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Five (5), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, from which the East Quarter (E $\frac{1}{4}$ ) corner of said Section Five (5) bears North 45°49'55" East, a distance of 1874.82 feet; Thence along the Easterly line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Five (5), South 01°04'51" West, a distance of 154.93 feet to the Northerly right-of-way line of Rabe Way;

Thence following the Northerly right-of-way line of said Rabe Way, Northwesterly along the arc of a non-tangent curve to the right having an arc length of 21.96 feet and a radius of 35.00 feet, through a central angle of 35°56'48", whose chord bears North 66°43'33" West, a distance of 21.60 feet;

Thence leaving the Northerly right-of-way line of said Rabe Way, North 01°04'51" East, a distance of 147.01 feet;

Thence North 44°18'46" East, a distance of 29.20 feet to the Easterly line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Five (5);

Thence along the Easterly line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of said Section Five (5) South 01°04'51" West, a distance of 21.52 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 3,259 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. Harrion  
Nevada PLS 16949  
For and on behalf of

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

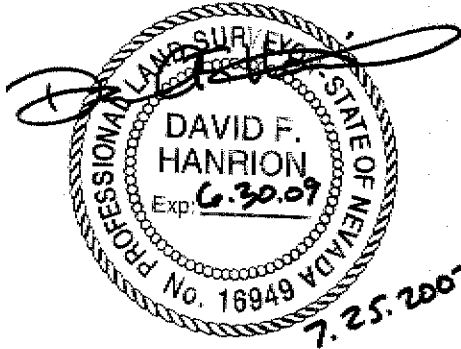


ILLUSTRATION FOR  
**EXHIBIT B**  
 DEPICTING A DEDICATION OF EASEMENT AFFECTING:  
**APN 009-311-12**  
**BACHSTADT**

NOTE:  
 THIS  
 ILLUSTRATION IS  
 INTENDED ONLY  
 TO DEPICT THE  
 ACCOMPANYING  
 EASEMENT  
 DESCRIPTION  
 AND DOES NOT  
 REPRESENT A  
 MONUMENTED  
 LAND SURVEY.

**BACHSTADT**  
 APN 009-311-12  
 PARCEL 1  
 (5.62 AC)

FOUND B.L.M BRASS  
 CAP, W1/4 S5|S4,  
 1963 PER R.O.S.  
 321, R.O.S. 2032,  
 & P.M. 2151

**SCHULZ RANCH  
 DEVELOPERS, LLC**  
 APN 009-311-14

N44°18'46"W 29.20'

**BACHSTADT**  
 APN 009-311-12  
 PARCEL 2  
 (0.19 AC)

POINT OF BEGINNING  
 DEDICATION OF EASEMENT

RABE WAY

147.01'  
 DEDICATION OF EASEMENT  
 3,259 SF  
 154.93'  
 N01°04'51"E  
 N01°04'51"E

**BELLIS**  
 APN 009-321-01

GRAPHIC SCALE



1 inch = 40 ft.

$\Delta = 35^{\circ}56'48''$   
 $R = 35.00'$   
 $L = 21.96'$

DEDICATION OF EASEMENT

CARSON CITY, NEVADA

EXHIBIT 'B'

PROJ MGR: DFH  
 DRAWN BY: DFH  
 DATE: 7/18/2007  
 SCALE: 1" = 40'



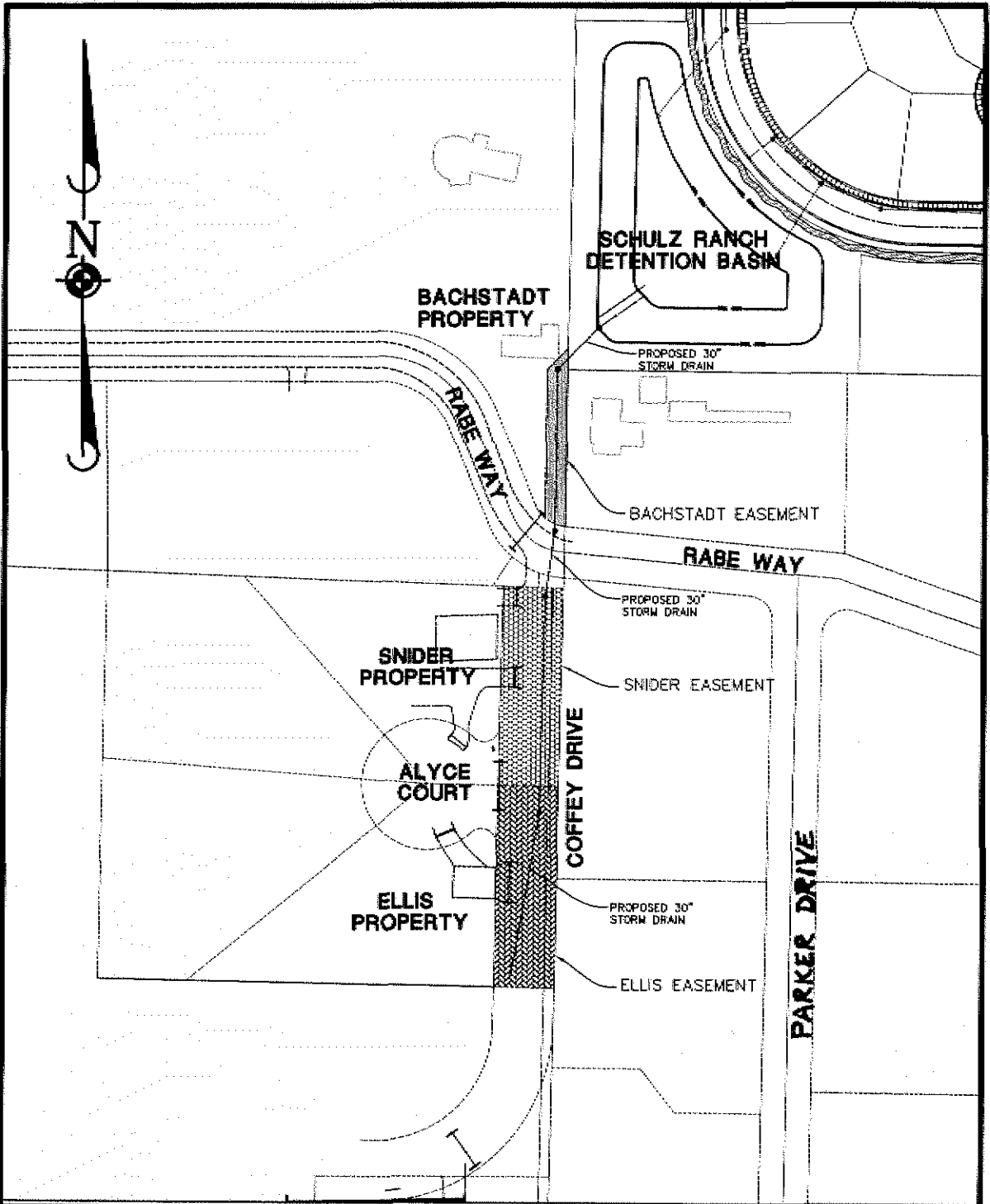
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**1 OF 1**  
**6794**  
**LENCN**





**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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