



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

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STAFF REPORT

BOARD MEETING DATE: December 8, 2015

CM/ACM CS

Finance DS

DA ✓

Risk Mgmt DE

Comptroller MS

Clerk CS

DATE: November 10, 2015

TO: Board of County Commissioners

FROM: Michael Gump, Washoe County Surveyor, Engineering & Capital Projects, Community Services Department, 325-2315, mgump@washoecounty.us

THROUGH: Dwayne Smith, P.E., Division Director, Engineering & Capital Projects, Community Services Department, 328-2043, desmith@washoecounty.us

SUBJECT: Approve four Deeds of Dedication to accept real property (County Road 34), including a portion of APN 071-211-11 (totaling 2.48 acres), a portion of APN 071-211-13 (totaling 6.58 acres), a portion of APN 071-211-14 (totaling 3.41 acres), and a portion of APN 071-211-15 (totaling 3.24 acres), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Deeds of Dedication. (Commission District 5.)

SUMMARY

If approved, a total of 1.31 miles of existing roadway (a portion of APN 071-211-11 totaling 2.48 acres; a portion of APN 071-211-13 totaling 6.58 acres; a portion of APN 071-211-14 totaling 3.41 acres; and a portion of APN 071-211-15 totaling 3.24 acres) will be ratified for inclusion into the Washoe County street system. This section of County Road 34 has been operated, maintained and repaired by Washoe County for many years and by this action, this section of CR 34 along with the underlying property will become a Washoe County right-of-way.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

None.

BACKGROUND

A portion of APN 071-211-11 (totaling 2.48 acres), a portion of APN 071-211-13 (totaling 6.58 acres), a portion of APN 071-211-14 (totaling 3.41 acres), and a portion of APN 071-211-15 (totaling 3.24 acres) of existing roadway currently maintained by Washoe County was offered to Washoe County by the attached Deeds of Dedication. Consideration by Washoe County staff to accept the real property has been pending the results of an Environmental Site Assessment Phase 1, ASTM E-1527 (American Society for Testing Materials). Staff has received and reviewed the ESA Phase I report and has concluded no probable underlying environmental issues are

AGENDA ITEM # 646

associated with the property, and therefore staff recommends acceptance of the real property under the terms of the proposed Deeds of Dedication.

The existing public roadway extends County Route 34 (CR 34) an additional 6909 linear feet (1.31 miles). It is recommended that the 6909 linear feet (1.31 miles) of CR 34 now be accepted for ownership by Washoe County.

FISCAL IMPACT

There is no fiscal impact associated with this item as the subject roadway (approximately 1.31 miles) is currently being maintained by the Washoe County Operations Division (Roads), funded through Special Revenue Fund 216 in cost center 216002 (Roads Maintenance).

RECOMMENDATION

It is recommended that the Board of County Commissioners approve four Deeds of Dedication to accept real property (County Road 34), including a portion of APN 071-211-11 (totaling 2.48 acres), a portion of APN 071-211-13 (totaling 6.58 acres), a portion of APN 071-211-14 (totaling 3.41 acres), and a portion of APN 071-211-15 (totaling 3.24 acres), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Deeds of Dedication.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve four Deeds of Dedication to accept real property (County Road 34), including a portion of APN 071-211-11 (totaling 2.48 acres), a portion of APN 071-211-13 (totaling 6.58 acres), a portion of APN 071-211-14 (totaling 3.41 acres), and a portion of APN 071-211-15 (totaling 3.24 acres), for use as a public street right-of-way; and if approved, direct the Clerk's Office to record the Deeds of Dedication."

APN: 071-211-11
When Recorded, Return to:
Washoe County Community Services
P.O. Box 11130
Reno, NV 89520

DEED OF DEDICATION

THIS DEED OF DEDICATION, made this ____ day of _____, 20 ____, is between the Bright-Holland Company, a Nevada Corporation, hereinafter called "Offeror", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, hereinafter called "Offeree".

W I T N E S S E T H:

Offeree desires the land described and depicted in Exhibits A and B to this Dedication to provide rights-of-way for roads, utilities, and other public purposes.

Offeror desires to grant and convey the land described and depicted in Exhibits A and B to provide rights-of-way for roads, utilities, and other public purposes to Offeree and to those agencies entitled to occupy public roads and streets in Washoe County by law or duly granted franchise rights, as well as their successors, and assigns.

Therefore, Offeror does by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the County of Washoe, State of Nevada, described in Exhibits A and B to this Dedication.

This irrevocable dedication of the land described in Exhibits A and B includes all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold, all and singular, the premises together with the appurtenances, unto the said Offeree and to its assigns forever.

IN WITNESS WHEREOF, Offeror has caused these presents duly to be executed the day and year first above written.

BRIGHT-HOLLAND COMPANY, a Nevada Corporation

By: _____
Todd Jaksick, President
Bright-Holland Company

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Todd Jaksick, President of Bright-Holland Company, a Nevada Corporation, who acknowledged to me that he executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Accepted for the County of Washoe

By: _____
Marsha Berkbigler, Chair
Washoe County Commission

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Marsha Berkbigler, Chair of the Washoe County Commission, who acknowledged to me that she executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Exhibit A

**Legal Description
for 100' Wide Roadway Dedication
APN 071-211-11**

All that certain real property located within a portion of the SW ¼ SE ¼ of Section 23, Township 34 North, Range 23 East, M.D.M, further described as a portion of Assessor's Parcel Number (APN) 071-211-11, Washoe County, being more particularly described as follows:

COMMENCING at a 1974 BLM brass cap being the Southeast corner of Section 23, Township 34 North, Range 23 East.

THENCE N86°52'41"W., 2,217.13 feet along the South section line of Said Section 23 to the SE corner of said proposed 100' roadway dedication and the **TRUE POINT OF BEGINNING**.

THENCE N86°52'41"W., 107.96 feet along the South section line of Said Section 23 to a point being the SW corner of the proposed roadway dedication;

THENCE N19°00'42"W., 923.57 feet to a point on the West section line of Said Section 23;

THENCE N02°09'14"E., 318.15 feet along the West Section line of Said Section 23 to a point of cusp being the beginning of a non-tangent curve to the left concave to the Northeast having a radial bearing of S79° 30' 03"W;

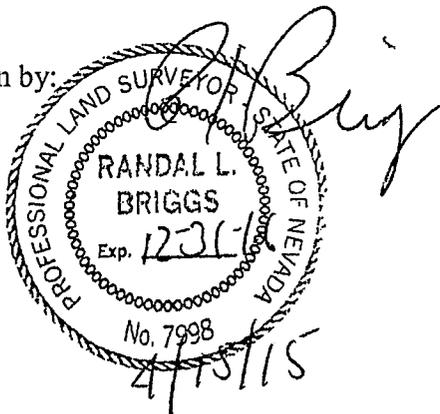
THENCE 200.57 feet along the arc of said non-tangent curve, having a radius of 1,350 feet, through a central angle of 08°30'45" to a point of tangency;

THENCE S19°00'42"E., 1061.10 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING approximately 2.48 acres more or less

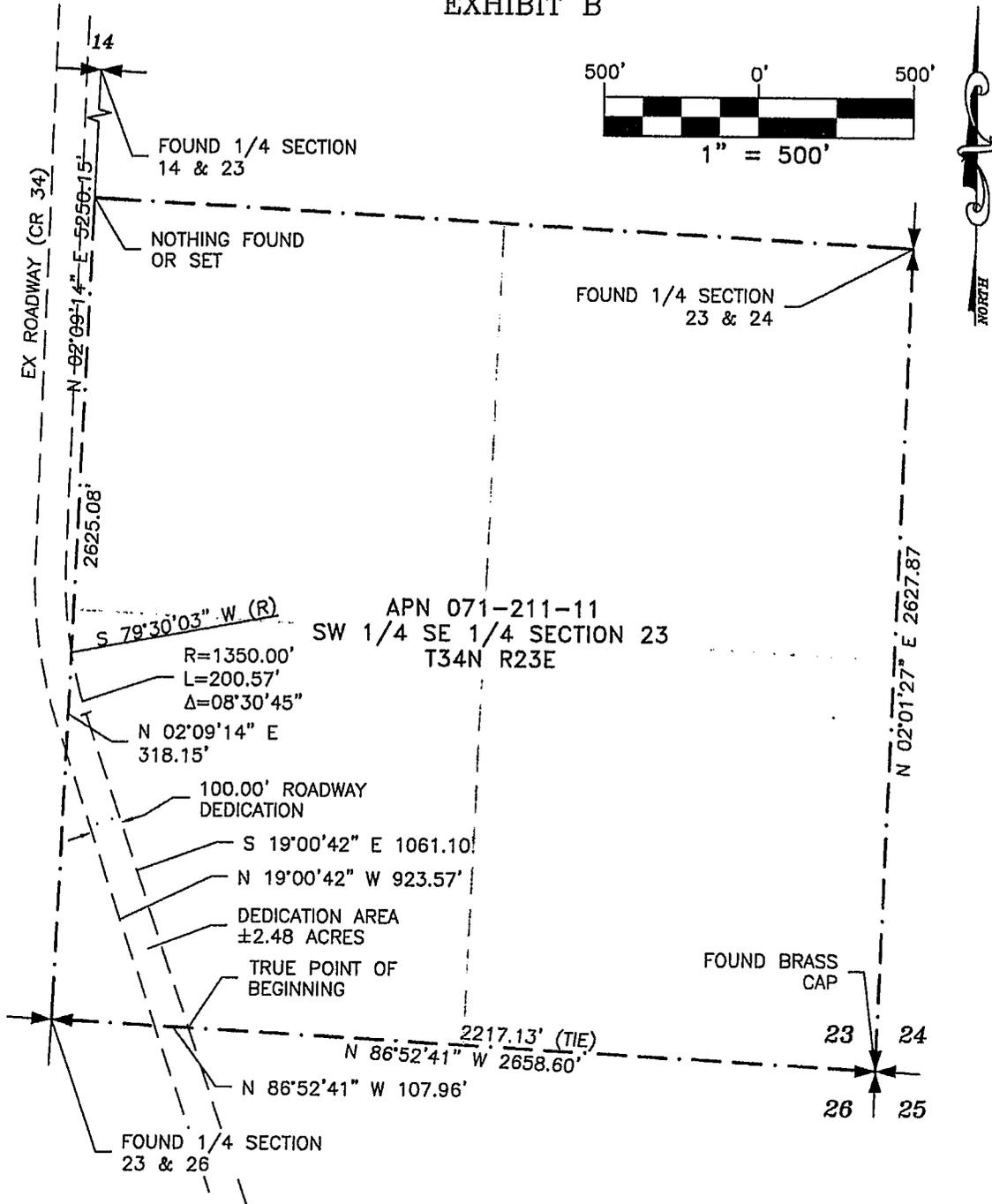
The basis of bearings for this legal description is Nevada State Plane Coordinate System West Zone. NAD 83/94.

This Legal Description written by:



Randal L. Briggs, PLS
TEC Engineering Consultants
9480 Double Diamond Parkway, Suite #200
Reno, Nevada 89521

EXHIBIT B



CIVIL
ENGINEERING
CONSULTANTS

9480 DOUBLE DIAMOND PKWY
STE 200, RENO, NEVADA 89521
PHONE (775) 332-7800
FAX (775) 332-7929

EXHIBIT TO ACCOMPANY
ROADWAY DEDICATION

SW1/4, SE 1/4 SEC 23, T34N R23E, MDM

WASHOE COUNTY

NEVADA

APN: 071-211-13
When Recorded, Return to:
Washoe County Community Services
P.O. Box 11130
Reno, NV 89520

DEED OF DEDICATION

THIS DEED OF DEDICATION, made this ____ day of _____, 20 ____, is between the Bright-Holland Company, a Nevada Corporation, hereinafter called "Offeror", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, hereinafter called "Offeree".

W I T N E S S E T H:

Offeree desires the land described and depicted in Exhibits A and B to this Dedication to provide rights-of-way for roads, utilities, and other public purposes.

Offeror desires to grant and convey the land described and depicted in Exhibits A and B to provide rights-of-way for roads, utilities, and other public purposes to Offeree and to those agencies entitled to occupy public roads and streets in Washoe County by law or duly granted franchise rights, as well as their successors, and assigns.

Therefore, Offeror does by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the County of Washoe, State of Nevada, described in Exhibits A and B to this Dedication.

This irrevocable dedication of the land described in Exhibits A and B includes all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold, all and singular, the premises together with the appurtenances, unto the said Offeree and to its assigns forever.

IN WITNESS WHEREOF, Offeror has caused these presents duly to be executed the day and year first above written.

BRIGHT-HOLLAND COMPANY, a Nevada Corporation

By: _____
Todd Jaksick, President
Bright-Holland Company

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Todd Jaksick, President of Bright-Holland Company, a Nevada Corporation, who acknowledged to me that he executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Accepted for the County of Washoe

By: _____
Marsha Berkbigler, Chair
Washoe County Commission

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Marsha Berkbigler, Chair of the Washoe County Commission, who acknowledged to me that she executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Exhibit A

**Legal Description
for 100' Wide Roadway Dedication
APN 071-211-13**

All that certain real property located within a portion of the NE ¼ of Section 26, Township 34 North, Range 23 East, M.D.M, further described as a portion of Assessor's Parcel Number (APN) 071-211-13, Washoe County, being more particularly described as follows:

COMMENCING at a 1974 BLM brass cap being the Northeast corner of Section 26, Township 34 North, Range 23 East.

THENCE N86°52'41"W., 2,217.13 feet along the North section line of Said Section 26 to the NE corner of said 100' roadway dedication and the **TRUE POINT OF BEGINNING**.

THENCE S19°00'42"E., 2800.12 feet to the beginning of a tangent curve to the left;

THENCE 65.80 feet along the arc of said curve, having a radius of 600.00 feet through a central angle of 06°16'59" to a point on the center ¼ line being the South line of the NE ¼ of Said Section 26;

THENCE N88°13'10"W., 110.28 feet along the South section line of the NE ¼ of Said Section 26 to the SW corner of proposed 100' roadway dedication and a point of cusp being the beginning of a non-tangent curve to the right having a radial bearing of S68°49'03"W concave to the Northeast;

THENCE 26.52 feet along said curve having a radius of 700.00 feet, through a central angle of 02°10'15" to a point of tangency;

THENCE N19°00'42"W., 2840.79 feet to a point on the North section line of Said Section 26;

THENCE S86°52'41"E., 107.96 feet along the North section line of Said Section 26 to the **TRUE POINT OF BEGINNING**.

CONTAINING approximately 6.58 acres more or less

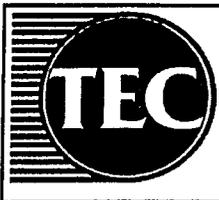
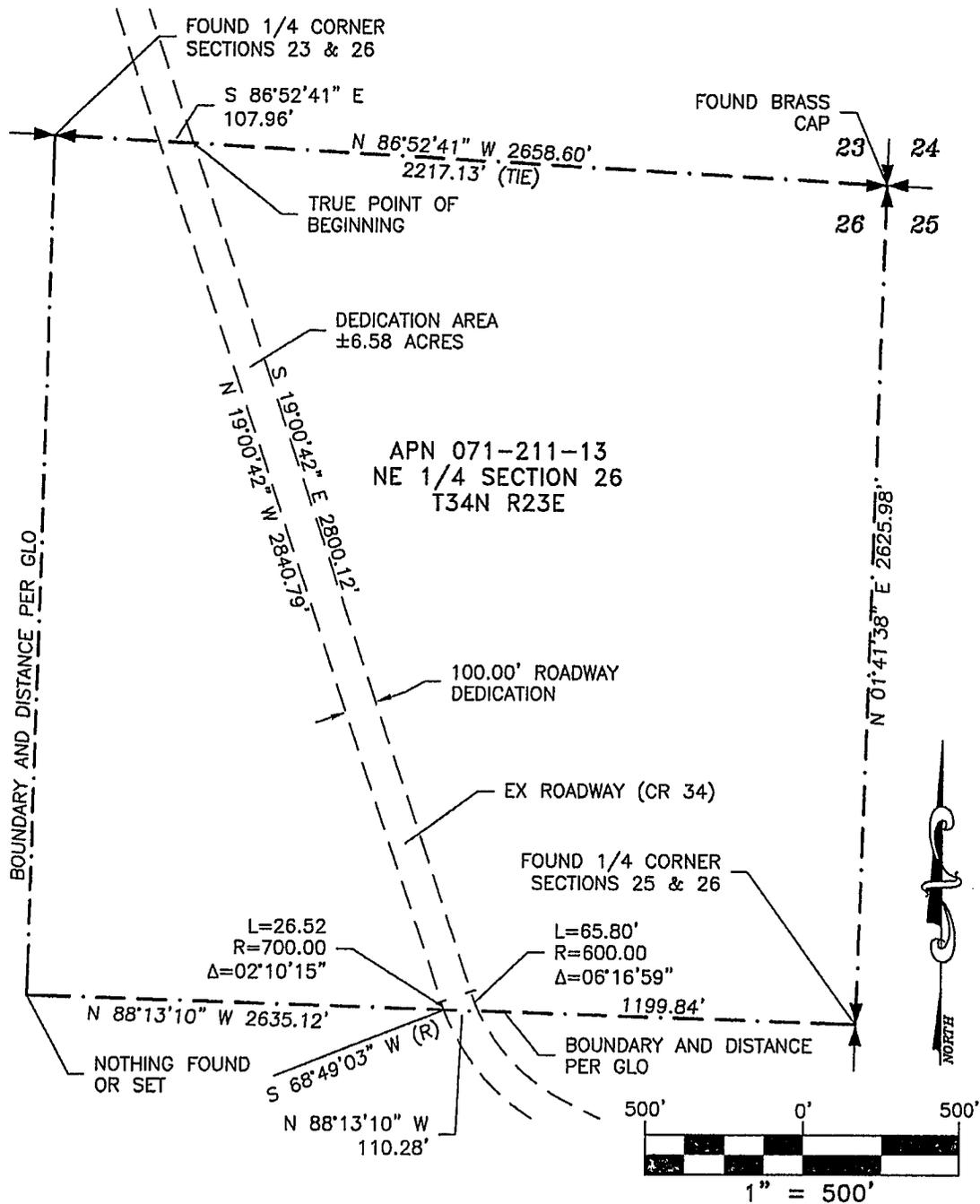
The basis of bearings for this legal description is Nevada State Plane Coordinate System West Zone. NAD 83/94.

This Legal Description written by:

Randal L. Briggs, PLS
TEC Engineering Consultants
9480 Double Diamond Parkway, Suite #200
Reno, Nevada 89521



EXHIBIT B



**CIVIL
ENGINEERING
CONSULTANTS**
9480 DOUBLE DIAMOND PKWY
STE 200, RENO, NEVADA 89521
PHONE (775) 352-7800
FAX (775) 352-7929

EXHIBIT TO ACCOMPANY	
ROADWAY DEDICATION	
NE 1/4 SEC 26, T34N R23E, MDM	
WASHOE COUNTY	NEVADA

APN: 071-211-14
When Recorded, Return to:
Washoe County Community Services
P.O. Box 11130
Reno, NV 89520

DEED OF DEDICATION

THIS DEED OF DEDICATION, made this ____ day of _____, 20 __, is between the Bright-Holland Company, a Nevada Corporation, hereinafter called "Offeror", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, hereinafter called "Offeree".

W I T N E S S E T H:

Offeree desires the land described and depicted in Exhibits A and B to this Dedication to provide rights-of-way for roads, utilities, and other public purposes.

Offeror desires to grant and convey the land described and depicted in Exhibits A and B to provide rights-of-way for roads, utilities, and other public purposes to Offeree and to those agencies entitled to occupy public roads and streets in Washoe County by law or duly granted franchise rights, as well as their successors, and assigns.

Therefore, Offeror does by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the County of Washoe, State of Nevada, described in Exhibits A and B to this Dedication.

This irrevocable dedication of the land described in Exhibits A and B includes all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold, all and singular, the premises together with the appurtenances, unto the said Offeree and to its assigns forever.

IN WITNESS WHEREOF, Offeror has caused these presents duly to be executed the day and year first above written.

BRIGHT-HOLLAND COMPANY, a Nevada Corporation

By: _____
Todd Jaksick, President
Bright-Holland Company

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Todd Jaksick, President of Bright-Holland Company, a Nevada Corporation, who acknowledged to me that he executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Accepted for the County of Washoe

By: _____
Marsha Berkbigler, Chair
Washoe County Commission

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Marsha Berkbigler, Chair of the Washoe County Commission, who acknowledged to me that she executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Exhibit A

**Legal Description
for 100' Wide Roadway Dedication
APN 071-211-14**

All that certain real property located within a portion of the NE ¼ SE ¼ of Section 26, Township 34 North, Range 23 East, M.D.M, further described as a portion of Assessor's Parcel Number (APN) 071-211-14, Washoe County, being more particularly described as follows:

COMMENCING at a 1974 BLM brass cap being the Northeast corner of Section 26, Township 34 North, Range 23 East.

THENCE S01°41'38"W., 3,300.96 feet along the East section line of Said Section 26 to a point being the corner of said proposed 100' roadway dedication and the **TRUE POINT OF BEGINNING**.

THENCE S01°41'38"W., 109.29 feet along the East section line of Said Section 26 to a point being the SE corner of roadway dedication;

THENCE N64°30'35"W., 1,035.87 feet through the NE ¼ SE ¼ of Said Section 26 to the beginning of a tangent curve to the right;

THENCE 529.34 feet along the arc of said curve, having a radius of 700.00 feet, through a central angle of 43°19'38" to a point being the NW corner of said 100' roadway dedication located on the center ¼ section line being the North line of the NE ¼ SE ¼ of Said Section 26;

THENCE S88°13'10"E., 110.28 feet along the North line NE ¼ SE ¼ of Said Section 26 to a point of cusp being the beginning of a non-tangent curve to the left concave to the Northeast having a radial bearing of S64°42'19"W;

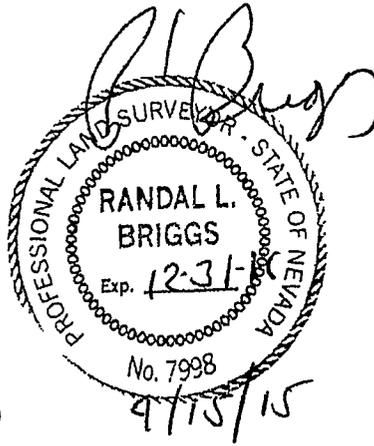
THENCE 410.66 feet along the arc of said curve having a radius of 600.00 feet through a central angle of 39°12'54" to a point of tangency;

THENCE S64°30'35"E., 991.57 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING approximately 3.41 acres more or less.

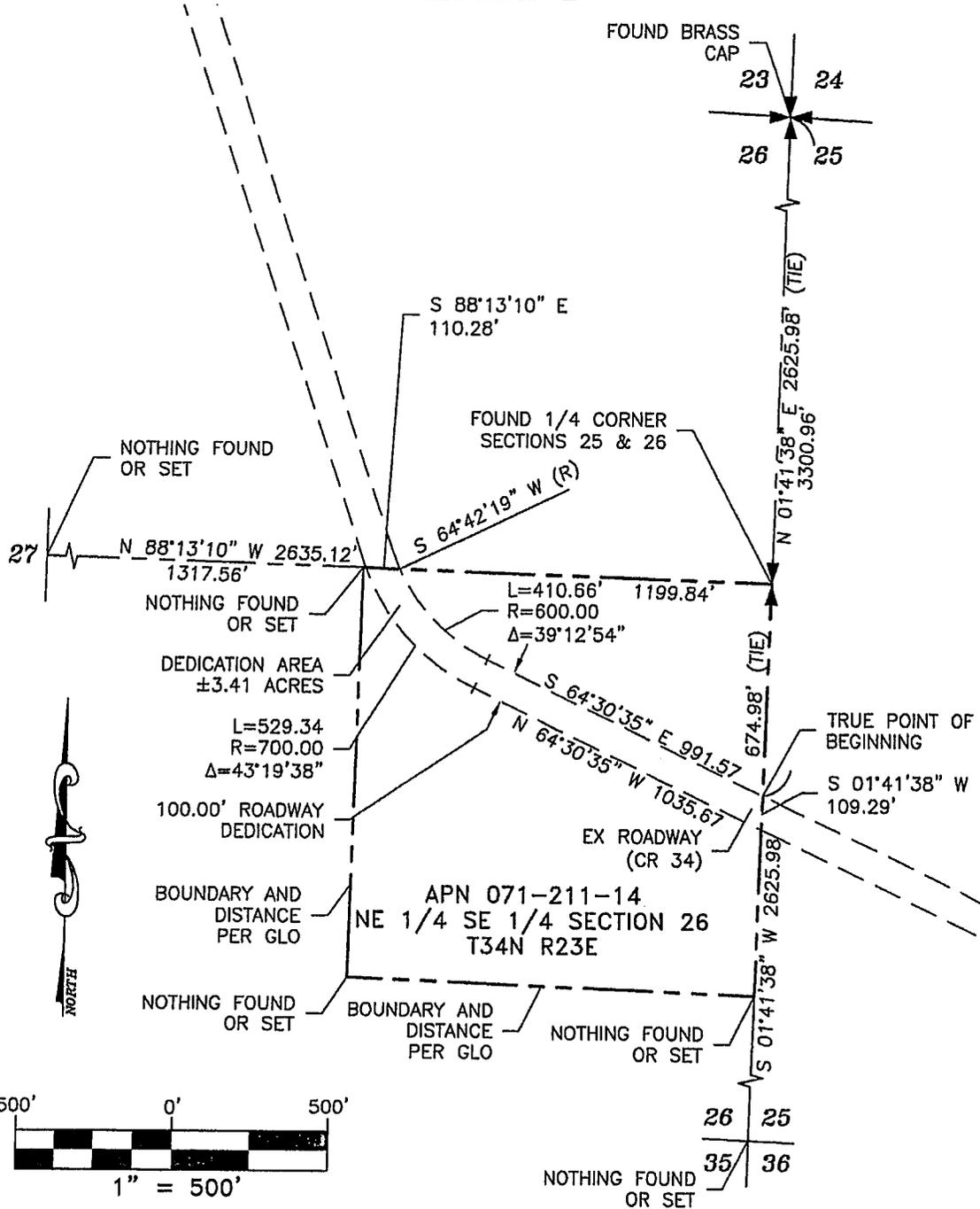
The basis of bearings for this legal description is Nevada State Plane Coordinate System West Zone. NAD 83/94.

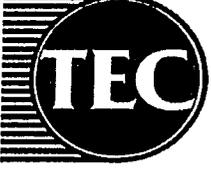
This Legal Description written by:



Randal L. Briggs, PLS
TEC Engineering Consultants
9480 Double Diamond Parkway, Suite #200
Reno, Nevada 89521

EXHIBIT B



 <p>TEC CIVIL ENGINEERING CONSULTANTS</p> <p>9480 DOUBLE DIAMOND PKWY STE 200, RENO, NEVADA 89521 PHONE (775) 332-7800 FAX (775) 332-7929</p>	<p>EXHIBIT TO ACCOMPANY</p> <p>ROADWAY DEDICATION</p> <p>NE 1/4, SE 1/4 SEC 26, T34N R23E, MDM</p> <p>WASHOE COUNTY</p>
	<p>NEVADA</p>

APN: 071-211-15
When Recorded, Return to:
Washoe County Community Services
P.O. Box 11130
Reno, NV 89520

DEED OF DEDICATION

THIS DEED OF DEDICATION, made this ____ day of _____, 20 ___, is between the Bright-Holland Company, a Nevada Corporation, hereinafter called "Offeror", and the COUNTY OF WASHOE, a political subdivision of the State of Nevada, hereinafter called "Offeree".

W I T N E S S E T H:

Offeree desires the land described and depicted in Exhibits A and B to this Dedication to provide rights-of-way for roads, utilities, and other public purposes.

Offeror desires to grant and convey the land described and depicted in Exhibits A and B to provide rights-of-way for roads, utilities, and other public purposes to Offeree and to those agencies entitled to occupy public roads and streets in Washoe County by law or duly granted franchise rights, as well as their successors, and assigns.

Therefore, Offeror does by these presents irrevocably dedicate unto the Offeree and to its assigns forever, all that certain tract, piece or parcel of land situate in the County of Washoe, State of Nevada, described in Exhibits A and B to this Dedication.

This irrevocable dedication of the land described in Exhibits A and B includes all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold, all and singular, the premises together with the appurtenances, unto the said Offeree and to its assigns forever.

IN WITNESS WHEREOF, Offeror has caused these presents duly to be executed the day and year first above written.

BRIGHT-HOLLAND COMPANY, a Nevada Corporation

By: _____
Todd Jaksick, President
Bright-Holland Company

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Todd Jaksick, President of Bright-Holland Company, a Nevada Corporation, who acknowledged to me that he executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Accepted for the County of Washoe

By: _____
Marsha Berkbigler, Chair
Washoe County Commission

STATE OF NEVADA)
) SS:
COUNTY OF WASHOE)

On this _____ day of _____, 20____, personally appeared before me, a Notary Public, Marsha Berkbigler, Chair of the Washoe County Commission, who acknowledged to me that she executed the above instrument for the purposes contained herein.

NOTARY PUBLIC

Exhibit A

Legal Description for 100' Wide Roadway Dedication APN 071-211-15

All that certain real property located within a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 25, Township 34 North, Range 23 East, M.D.M, further described as a portion of Assessor's Parcel Number (APN) 071-211-15, Washoe County, being more particularly described as follows:

COMMENCING at a 1974 brass cap being the West $\frac{1}{4}$ corner of Section 25, Township 34 North, Range 23 East.

THENCE S01°41'38"W., 674.98 feet along the West section line of Said Section 25 to the most Northerly corner of the 100' roadway dedication and the **TRUE POINT OF BEGINNING**.

THENCE S64°30'35"E., 88.65 feet through the NW $\frac{1}{4}$ SW $\frac{1}{4}$ being the North line of roadway dedication to an angle point;

THENCE S64°55'51"E., 681.16 feet to the beginning of a tangent curve to the left;

THENCE 618.25 feet along the arc of said tangent curve, having a radius of 1450.00 feet, through a central angle of 24°25'47" to a point of tangency;

THENCE S89°21'38"E., 20.96 feet to a corner of said roadway dedication and lying on the east $\frac{1}{16}^{\text{th}}$ line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Said Section 25;

THENCE S01°44'40"W., 100.02 feet to a corner of said roadway dedication running along the east $\frac{1}{16}^{\text{th}}$ line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Said Section 25;

THENCE N89°21'38"W., 19.03 feet to the beginning of a tangent curve to the right;

THENCE 660.88 feet along the arc of said tangent curve, having a radius of 1,550.00 feet, through a central angle of 24°25'47" to a point of tangency;

THENCE N64°55'51"W., 681.53 feet through the NW $\frac{1}{4}$ SW $\frac{1}{4}$ being the South line of roadway dedication to an angle point;

THENCE N64°30'35"W., 44.92 feet to a corner of said roadway dedication lying on the West section line of Said Section 25;

THENCE N01°41'38"E., 109.29 feet along the West section line of Said Section 25, to the **TRUE POINT OF BEGINNING**.

CONTAINING approximately 3.24 acres more or less.

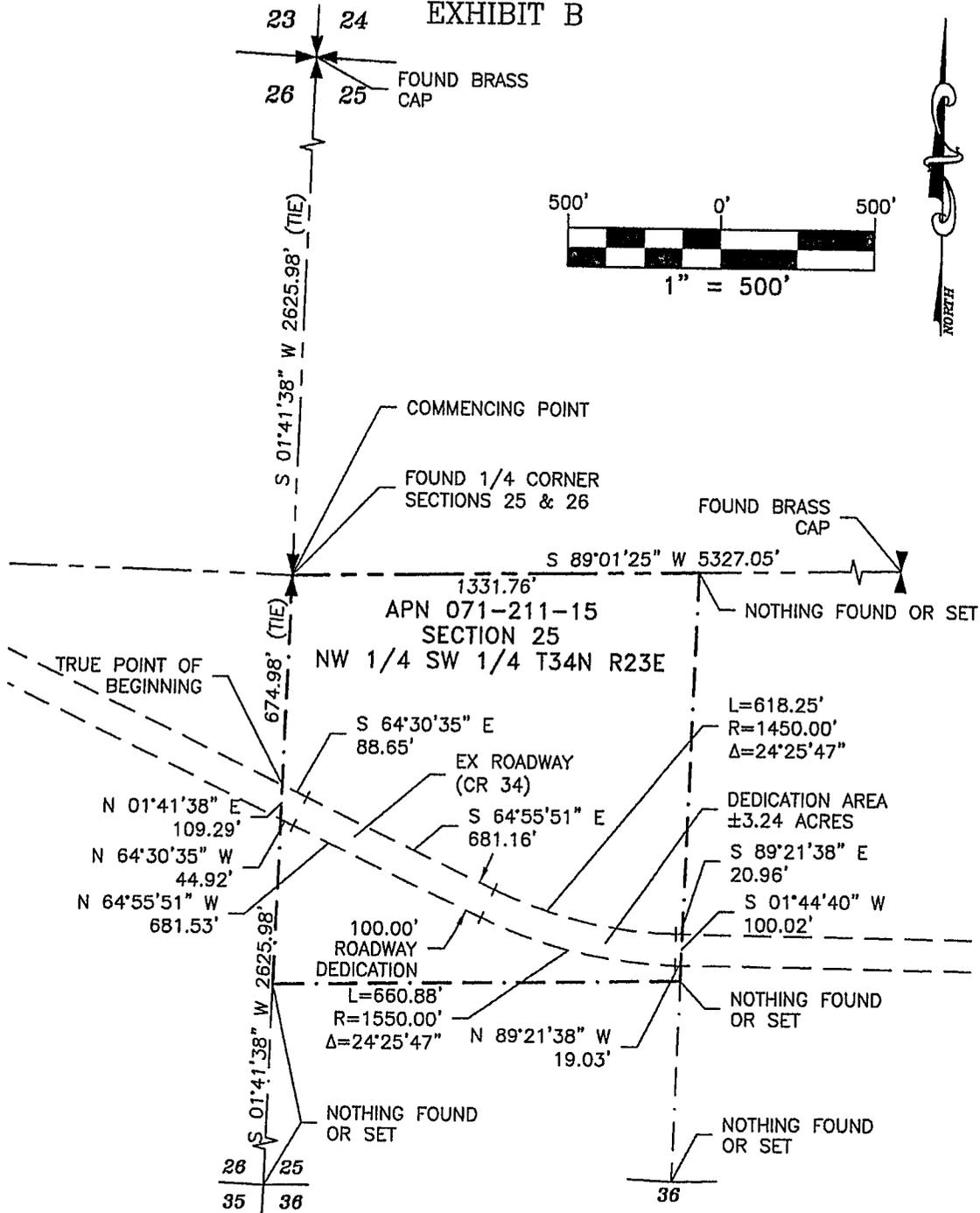
The basis of bearings for this legal description is Nevada State Plane Coordinate System West Zone. NAD 83/94.

This Legal Description written by:



Randal L. Briggs, PLS
TEC Engineering Consultants
9480 Double Diamond Parkway, Suite #200
Reno, Nevada 89521

EXHIBIT B



CIVIL
ENGINEERING
CONSULTANTS
9480 DOUBLE DIAMOND PKWY
STE 200, RENO, NEVADA 89521
PHONE (775) 352-7800
FAX (775) 352-7929

EXHIBIT TO ACCOMPANY
ROADWAY DEDICATION

NW 1/4, SW 1/4 SEC 25, T34N R23E, MDM

WASHOE COUNTY

NEVADA