

APN: 088-201-44 and 45

After recording return to:  
City of Reno  
City Clerk  
P.O. Box 1900  
Reno, NV 89505

RESOLUTION \_\_\_\_\_

INTRODUCED BY COUNCILMEMBER \_\_\_\_\_

RESOLUTION TO VACATE EXISTING IRREVOCABLE OFFER OF DEDICATION  
ALONG GOLDEN VALLEY ROAD  
AND  
ESTABLISH REVISED IRREVOCABLE OFFER OF DEDICATION  
ALONG GOLDEN VALLEY ROAD

WHEREAS, it is necessary for the City to provide public streets; and

WHEREAS, an irrevocable offer of dedication for additional right of way for the widening of Golden Valley Road was offered for dedication by Document No. 5162540, recorded April 6, 2021, and is described in Exhibit A, attached hereto; and

WHEREAS, said offer of dedication has not been accepted by the City; and

WHEREAS, the City Council finds that a revised irrevocable offer to dedicate additional right of way for Golden Valley Road replaces the subject irrevocable offer to dedicate recorded as Document No. 5162540; and

WHEREAS, the proposed revised irrevocable offer of dedication is described in Exhibit B, attached hereto.

NOW THEREFORE, BE IT RESOLVED by the City of Reno City Council, pursuant to the authority granted by NRS 278.480 hereby vacates the irrevocable offer to dedicate additional right of way for the widening of Golden Valley Road by Document No. 5162540 as described in Exhibit A.

BE IT FURTHER RESOLVED by the Reno City Council that the subject irrevocable to dedicate is being superceded by relocation and is no longer needed.

BE IT FURTHER RESOLVED by the Reno City Council that the revised irrevocable offer to dedicate is described in Exhibit B.

BE IT FURTHER RESOLVED by the City of Reno City Council that the public will not be materially injured by the proposed vacation.

BE IT FURTHER RESOLVED, and hereby ordered that this Resolution be recorded in the office of the Washoe County Recorder.

Upon motion of Councilmember \_\_\_\_\_  
seconded by Councilmember \_\_\_\_\_, the foregoing Resolution  
was passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the following  
vote of the Council:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_\_ of \_\_\_\_\_, 2024.

\_\_\_\_\_

HILLARY SCHIEVE  
MAYOR OF THE CITY OF RENO

\_\_\_\_\_

CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF RENO

Area below for Recorder's use only  
\_\_\_\_\_

## **EXHIBIT A**

### **Existing Irrevocable Offer to Dedicate**

APN: 088-201-44 & 088-201-45

**DOC # 5162540**

04/06/2021 02:52:12 PM  
Requested By  
RENO CITY  
Washoe County Recorder  
Kalie M. Work - Recorder  
Fee: \$0.00 RPTT:  
Page 1 of 7

When recorded, return to:  
City of Reno  
P.O. Box 1900  
Reno, Nevada 89505

**IRREVOCABLE OFFER OF DEDICATION**

THIS IRREVOCABLE OFFER OF DEDICATION, made and entered into this 26<sup>th</sup> day of January, 2021, by and between KP Golden Valley LTD, hereinafter called "Offerors", and the CITY OF RENO, a municipal corporation existing under and by virtue of the laws of the State of Nevada, hereinafter referred to as "Offeree".

**WITNESSETH:**

That the Offerors, do 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 City of Reno, State of Nevada, and more particularly described and depicted in the exhibits attached hereto and by this reference made a part hereof.

TOGETHER WITH, 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.

THE OFFER OF DEDICATION is rejected as this time, but the Irrevocable Offer of Dedication shall remain open indefinitely in accordance with NRS 278.390, and the Offeree may by resolution at any later date and without any further action by the Offerors, accept this dedication, which acceptance shall be recorded in the office of the Washoe County Recorder.

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

KP Golden Valley LTD

(Offeror's Name)

By:

*Ken Astle*  
Signature

Ken Astle, partner/member  
(Name & Title Printed)

STATE OF NEVADA )

) SS

COUNTY OF WASHOE )

This instrument was acknowledged before me on \_\_\_\_\_  
(Date)

by \_\_\_\_\_  
(Name)

as \_\_\_\_\_  
(Title)

of \_\_\_\_\_  
(Offeror's Name)

\_\_\_\_\_  
NOTARY PUBLIC

Accepted for the City of Reno,  
by and through City Engineer pursuant to City Resolution  
No. 4726

By: \_\_\_\_\_

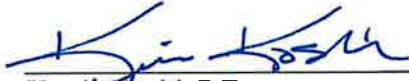
Kerrie Koski, P.E.  
City Engineer

*see attached  
certificate*

## CITY OF RENO ACCEPTANCE

The property interest conveyed by KP Golden Valley, LTD, dated January 26, 2021, is hereby accepted by the City of Reno pursuant to Resolution No. 4726 approved by the Reno City Council on April 4, 1991.

ACCEPTED BY:



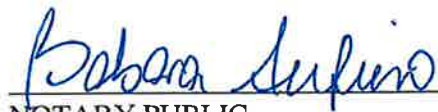
Kerrie Koski, P.E.  
City Engineer

STATE OF NEVADA

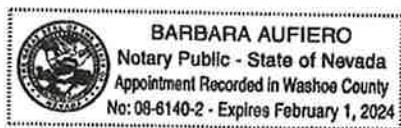
COUNTY OF WASHOE

On this 2nd day of April, 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kerrie Koski, as City Engineer of CITY OF RENO, a Nevada Municipal Corporation, personally known to me or proved to me on the basis of satisfactory evidence to the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.



NOTARY PUBLIC



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sacramento }

On January 26, 2021 before me, Sheri L Romero, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Kenneth L Astle  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sheri L Romero  
Signature of Notary Public

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_ ☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General ☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact ☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator ☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**"EXHIBIT A"**  
**IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF RENO**

Being a portion of Parcel 2 and 3 as described in Document No. 5080613 recorded September 23rd, 2020 of Washoe County Official Records, State of Nevada, situate within the Southeast Quarter of the Northwest Quarter Section 15, Township 20 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**IRREVOCABLE OFFER OF DEDICATION:**

Beginning at the Northeast Corner of Parcel 2 as described in Document No. 5080613 recorded September 23rd, 2020 of Washoe County Official Records, State of Nevada; thence on the Westerly Right-Of-Way Line of Golden Valley Road South  $32^{\circ}40'32''$  West a distance of 22.28 feet, to the beginning of a tangent curve to the left, having a radius of 1040.00 feet; thence on said curve through a central angle of  $18^{\circ}55'39''$  an arc length of 343.56 feet, to the beginning of a compound curve to the left, having a radius of 1040.00 feet; thence on said compound curve through a central angle of  $11^{\circ}09'49''$  an arc length of 202.64 feet; thence North  $40^{\circ}03'05''$  West a distance of 40.72 feet; to the beginning of a curve from which the radius bears South  $85^{\circ}48'30''$  East a distance of 1068.00 feet; thence on said curve through a central angle of  $09^{\circ}33'23''$  an arc length of 178.13 feet, to the beginning of a compound curve to the right, having a radius of 1068.00 feet; thence on said curve through a central angle of  $19^{\circ}09'24''$  an arc length of 357.08 feet; thence North  $89^{\circ}55'07''$  East a distance of 33.29 feet to the point of beginning, containing 15,450 square feet, more or less.

End of Description.

The Basis of Bearings for the above description is NAD 83/94 Nevada State Plane Coordinate System, West Zone, all distances are ground grid to ground factor 1.000197939



Prepared by: \_\_\_\_\_

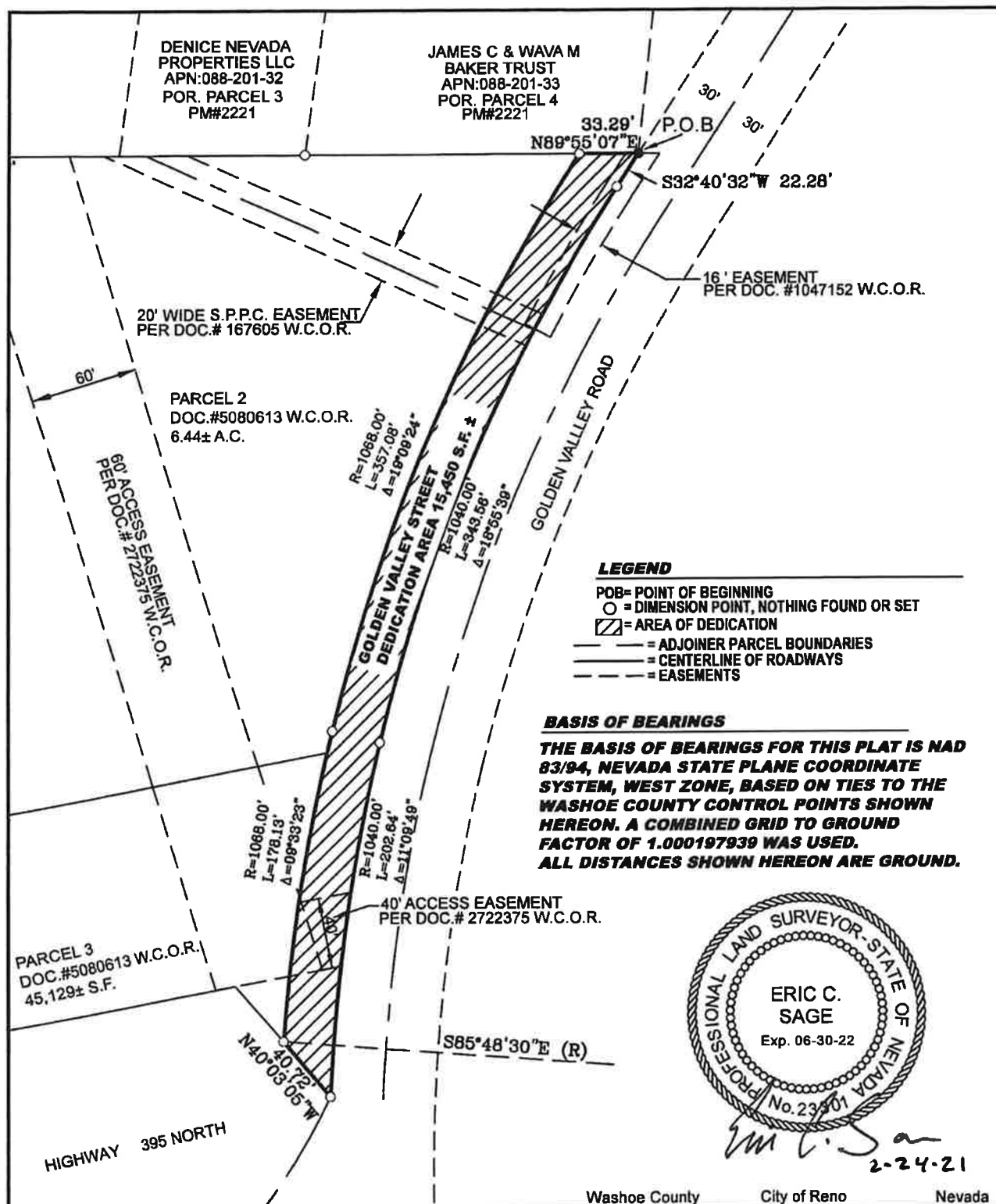
Eric C. Sage

P.L.S. 23301

Exp. 6/30/2022

2-24-21





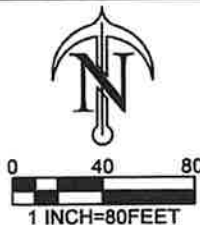
848 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

DRAWN: ANR

DATE: 2020-11-18

PREPARED FOR:

**KP GOLDEN VALLEY LTD**



## EXHIBIT "B"

### IRREVOCABLE OFFER OF DEDICATION

BEING A PORTION OF "PARCEL 2&3" PER  
DOC. #5080613, W.C.O.R.  
SITUATE WITHIN A PORTION OF SE ¼, NW ¼,  
SECTION 15, T. 20 N R. 19 E., M.D.M.

PROJECT NO. 1-1494-01.003

# WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER  
KALIE M. WORK, RECORDER

1001 E. NINTH STREET  
RENO, NV 89512  
PHONE (775) 328-3661  
FAX (775) 325-8010


## LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Printed Name

## **EXHIBIT B**

### **Relocated Irrevocable Offer to Dedicate**

APN: 088-241-10

When recorded, return to:  
City of Reno  
P.O. Box 1900  
Reno, Nevada 89505

**IRREVOCABLE OFFER OF DEDICATION**

THIS IRREVOCABLE OFFER OF DEDICATION, made and entered into this 18 day of October, 2028, by and between KP Golden Valley LTD, hereinafter called "Offeror", and the CITY OF RENO, a municipal corporation existing under and by virtue of the laws of the State of Nevada, hereinafter referred to as "Offeree".

WITNESSETH:

That the 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 City of Reno, State of Nevada, and more particularly described and depicted in the exhibits attached hereto and by this reference made a part hereof.

TOGETHER WITH, 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.

THE OFFER OF DEDICATION is rejected as this time, but the Irrevocable Offer of Dedication shall remain open indefinitely in accordance with NRS 278.390, and the Offeree may by resolution at any later date and without any further action by the Offerors, accept this dedication, which acceptance shall be recorded in the office of the Washoe County Recorder.

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

KP Golden Valley LTD

(Offeror's Name)

By: [Signature]

Signature

PAT O'NEALS PARTNER

(Name & Title Printed)

STATE OF NEVADA )

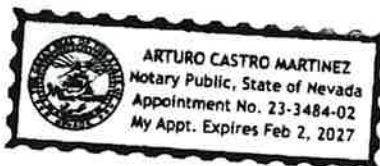
SS COUNTY OF WASHOE )

This instrument was acknowledged before me on October 18<sup>th</sup> 2024

by Arturo Balmore castro Martinez (Date)  
(Name)

as Notary  
(Title)

of KP Golden Valley LTD  
(Offeror's Name)



[Signature]  
NOTARY PUBLIC

Accepted for the City of Reno,  
by and through City Engineer pursuant to City Resolution  
No. 4726

By: \_\_\_\_\_

Kerrie Koski, P.E.  
City Engineer

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**IRREVOCABLE OFFER OF DEDICATION**

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, BEING A PORTION OF PARCEL 2 PER RECORD OF SURVEY MAP NO. 6195 DOC. NO. 5094651 WASHOE COUNTY OFFICIAL RECORDS,

**BEGINNING** AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2, WHICH POINT ALSO LIES ON THE WESTERLY RIGHT OF WAY LINE OF E. GOLDEN VALLEY ROAD, AND FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 15 BEARS NORTH 05°49'16" EAST 1358.64 FEET;

THENCE CONTINUING ALONG THE RIGHT OF WAY OF E. GOLDEN VALLEY ROAD, SOUTH 32°41'19" WEST 22.28 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1040.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°50'13" AND AN ARC LENGTH OF 305.62 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS SOUTH 77°09'05" WEST 42.50 FEET DISTANT;

THENCE LEAVING THE RIGHT OF WAY OF E. GOLDEN VALLEY ROAD ALONG SAID CURVE TO THE LEFT THROUGH A CENTAL ANGLE OF 30°42'53" AND AN ARC LENGTH OF 22.78 FEET;

THENCE NORTH 06°48'03" EAST 57.70 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 01°48'53" EAST 32.50 FEET DISTANT;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 70°18'43" AND AN ARC LENGTH OF 39.88 FEET;

THENCE NORTH 21°46'02" EAST 108.31 FEET TO A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS SOUTH 68°25'11" EAST 303.41 FEET DISTANT;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 9°09'40" AND AN ARC LENGTH OF 48.51 FEET;

THENCE NORTH 31°34'30" EAST 24.91 FEET TO A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE RADIUS POINT BEARS SOUTH 57°25'00" EAST 58.16 FEET DISTANT;

THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 26°57'42" AND AN ARC LENGTH OF 27.37 FEET TO A NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 32°11'28" WEST 57.43 FEET DISTANT;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°25'10" AND AN ARC LENGTH OF 21.47 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 3505 SQUARE FEET, MORE OR LESS;

ALL MONUMENT DESCRIPTIONS, BASIS OF BEARINGS AND COURSES ARE AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

#### END OF DESCRIPTION

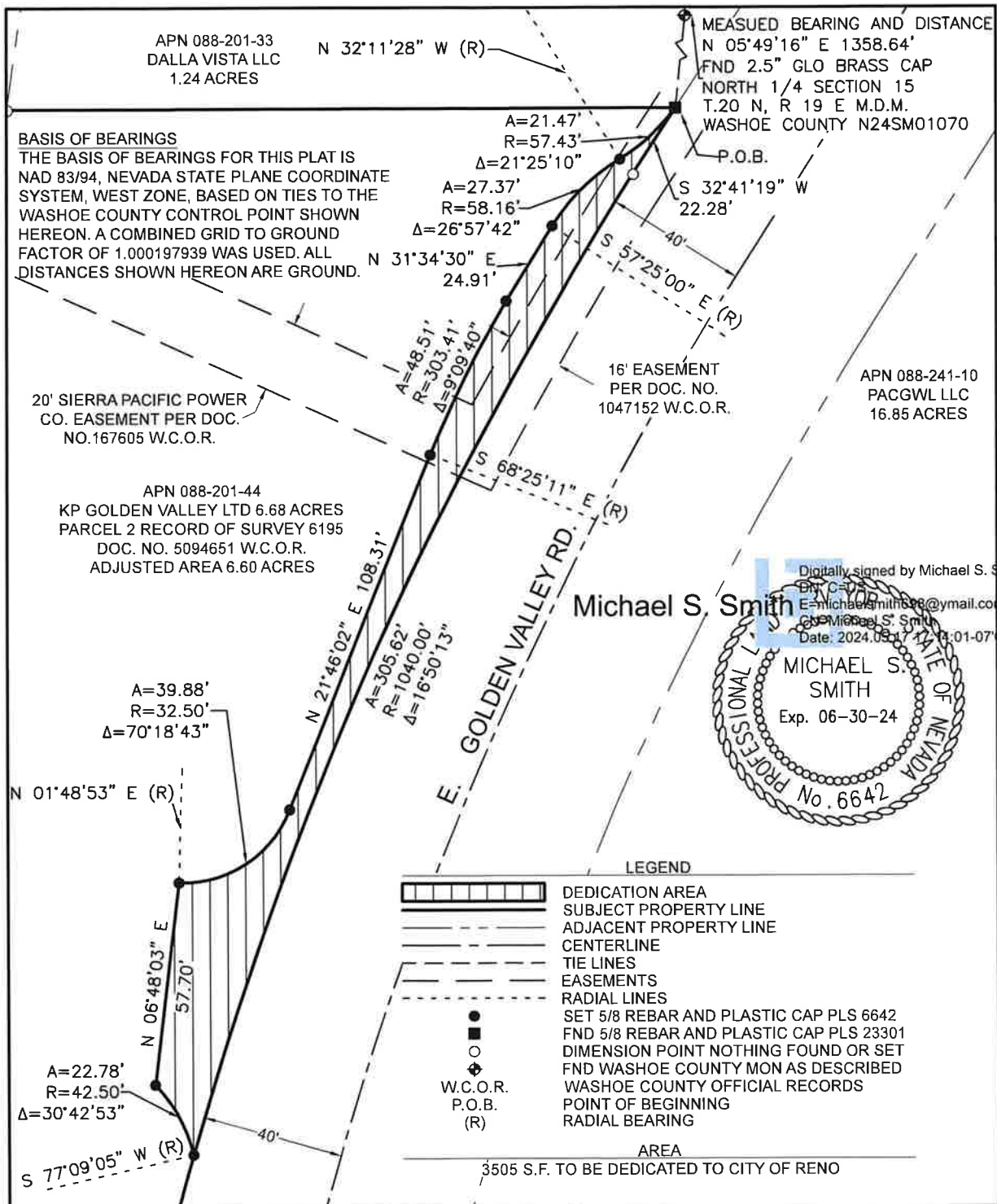
PREPARED BY

MICHAEL SMITH NV PLS 6642

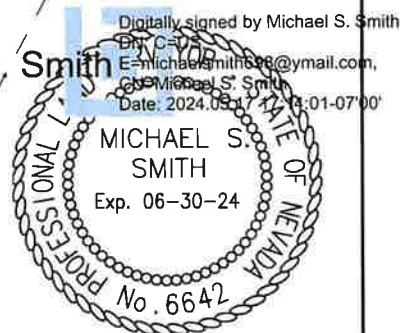
Michael S. Smith

Digitally signed by Michael S. Smith  
DN: C=US,  
E=michael.smith@robbins.com,  
CN=Michael S. Smith  
Date: 2024.05.17 17:03:07'00'





Michael S. Smith



846 VICTORIAN AVENUE  
SPARKS, NV 89431  
www.robisoneng.com

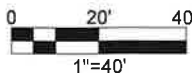
DRAWN: CPB

DATE: 2024-05-17

PREPARED FOR:

KP GOLDEN  
VALLEY

10399 DOUBLE R BLVD  
RENO, NV 89521



## EXHIBIT "B"

IRREVOCABLE OFFER OF DEDICATION  
BEING A PORTION OF PARCEL A PER RECORD OF  
SURVEY MAP NO. 2978 DOC NO. 1960375 W.C.O.R.

SITUATE WITHIN THE NW 1/4 OF SECTION 15,  
T. 20 N, R. 19 E, M.D.M.

WASHOE COUNTY CITY OF RENO NEVADA  
PROJECT NO: 1-1494-01.006