



PUBLIC WORKS – CAPITAL PROJECTS PROPERTY MANAGEMENT

MEMORANDUM

Date: May 10, 2023
To: Development Review Committee
From: Lori Miles, Property Agent
Subject: ABN23-00002 (Carson Lane Abandonment)

Below are listed comments or concerns resulting from a preliminary review of the abandonment application. If additional comments or concerns are identified during the final review process, you will be notified.

Carson Lane Abandonment:

The requested abandonment for a portion of Carson Lane that is undeveloped north of the intersection of Orrcrest Drive is owned in fee title by the City of Reno. Ownership of the streets in this area were acquired by Deed from the Washoe County Treasurer Tax Delinquent list at the request of the City to maintain public streets. In regards to the portion of the abandonment that the City owns in Fee Title, and past abandonments, the suggested amount for the purchase of fee title per square foot is based on an appraiser's opinion that streets are valued at 10% of the adjacent land value. Since this is considered a remnant, no appraisal is needed, however the City does have a current sales listing for vacant land across the street indicating a \$13.00 per square foot value. Based on that sales listing and applying the 10% of land value ($\$1.30 \times 14,025 \text{ sq ft}$), the value of the abandoned portion owned by City would be \$18,232.50.

Recording Requested By:
WASHOE COUNTY TREASURER

WHEN RECORDED, MAIL TO:
CITY OF RENO A NEVADA MUNICIPAL CORPORATION
PO BOX 1900
RENO NV 89505



Mail Tax Statements to:
CITY OF RENO A NEVADA MUNICIPAL CORPORATION
PO BOX 1900
RENO NV 89505

APN: 003-085-07

QUITCLAIM DEED

THIS INDENTURE, made this APRIL 15, 2014, by and between Tammi Davis, Washoe County Treasurer, Trustee, the Treasurer of the County of Washoe, State of Nevada, hereafter called Grantor and CITY OF RENO A NEVADA MUNICIPAL CORPORATION, hereafter called Grantee.

WHEREAS, on OCTOBER 11, 2011, the Board of County Commissioners of Washoe County, Nevada, ordered that pursuant to the provisions of NRS 361.603, that the application for CITY OF RENO A NEVADA MUNICIPAL CORPORATION, Post Office Box 11130, Reno, Nevada, 89520, to acquire parcel 003-085-07, currently held in trust by the County Treasurer, be approved as it was determined that a public purpose will be served by the acquisition of such property for the use of a street.

NOW THEREFORE, THIS INDENTURE WITNESSETH:

That the Grantor, in consideration of the premises, does by these presents remise, release and Quitclaim unto the Grantee and/or its successors and assigns all the right, title and interest of the Grantor in and to that certain parcel or parcels of property situate in the County of Washoe, State of Nevada, and more particularly described as follows, to wit:

ASSESSOR'S PARCEL NUMBER 003-085-07

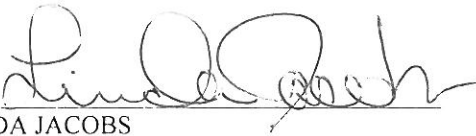
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, to have and to hold, the said premises, together with the appurtenances hereby conveyed unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

TAMMI DAVIS

Treasurer of and for the
County of Washoe, State of Nevada

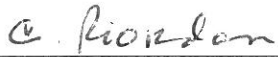
By: 
LINDA JACOBS
Deputy Treasurer

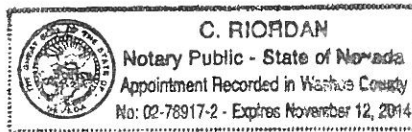
ACKNOWLEDGMENT
STATE OF NEVADA

} ss.

COUNTY OF WASHOE

On April 15, 2014, LINDA JACOBS Deputy Treasurer, on behalf of the Washoe County
Treasurer, Whom I know personally to be the signer of the above and he/she acknowledged that he/she signed it.


NOTARY PUBLIC My commission expires:



003-085-07

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Quitclaim

Deed

EXHIBIT "A"

March 22, 2014
APN 003-085-07

A portion of the roadways known as Lovitt Lane, Carson Lane, Silvercrest Drive, and Orrcrest Drive, situate within the Northwest 1/4 of Section 26, Township 20 North, Range 19 East, Mount Diablo Base and Meridian, Washoe County, Nevada, more particularly described as follows:

Beginning at the northwest corner of Adjusted Parcel 2 shown on Record of Survey Map No. 4030, Record of Survey in Support of a Boundary Line Adjustment for Tommy Mazza, recorded February 5, 2002 as File No. 2648922, Official Records of Washoe County, Nevada, said point being on the south right-of-way line of the roadway commonly known as Lovitt Lane;

Thence North $11^{\circ}07'02''$ East 50.26 feet to the southwest corner of that property described in that Grant, Bargain, and Sale Deed recorded August 12, 2010 as Document No. 3911234, Official Records of Washoe County, Nevada;

Thence along the south line of said property, South $89^{\circ}54'16''$ East 197.90 feet to the southeast corner of said property;

Thence North $01^{\circ}15'51''$ East 5.50 feet to the northwest corner of that property described in that Deed recorded September 12, 1972 as Document No. 260448, Book 674, Page 225, Official Records of Washoe County, Nevada;

Thence along the northerly line of said property, South $89^{\circ}51'10''$ East 189.16 feet (189.29 feet by measurement) to the beginning of a 20.00 foot radius curve to the left;

Thence continuing along said northerly line, 31.04 feet (31.09 feet by measurement) along the arc of said curve, through a central angle of $88^{\circ}55'02''$ ($89^{\circ}04'07''$ measured) to a point on the east line of the Southwest 1/4 of the Northwest 1/4 of said Section 26 and the west line of the roadway commonly known as Carson Lane, a 60 foot wide right-of-way described in that document recorded June 13, 1963 as Document No. 386680, Book 689, Page 284, Official Records of Washoe County, Nevada;

Thence departing said northerly line, along said 1/16th section line and said west right-of-way line, North $01^{\circ}04'43''$ East 1520.50 feet to a point on the southerly right-of-way line of the Union Pacific Railroad, a 200 foot wide right-of-way, as shown on the Western Pacific Railroad Right-of-Way and Track Map, Reno Branch, dated December 31, 1927;

Thence departing said 1/16th section line and said west right-of-way line, along said southerly right-of-way line, North $79^{\circ}58'34''$ East 64.62 feet to a point on the east line of said 60' wide right-of-way, marked by a 5/8" rebar;

Thence departing said southerly right-of-way line, along said east right-of-way line, South $01^{\circ}11'38''$ West 228.9 feet (228.25 feet by measurement) to a point on the north line of the roadway commonly known as Orrcrest Drive, a 40 foot wide right-of-way described in said Document No. 386680 of Official Records;

Thence along said right-of-way line the following three (3) courses:

1. South $89^{\circ}48'38''$ East 1243.04 feet to a point on the westerly line of said Union Pacific Railroad right-of-way, said point being on a spiral curve to the left with radius bearing South $78^{\circ}35'26''$ East and with a long chord bearing and distance of South $09^{\circ}38'11''$ West 40.54 feet ;

2. Along the arc of said spiral curve 40.55 feet to a point with radius bearing South 82°08'22" East;
3. Departing said westerly line, North 89°48'38" West 1237.09 feet to a point on the east line of said 60 foot wide right-of-way;

Thence along said east right-of-way line of Carson Lane, South 01°11'38" West 208.80 feet to a point on the north line of the roadway commonly known as Silvercrest Drive, a 40 foot wide right-of-way described in said Document No. 386680 of Official Records;

Thence along said north line, South 89°48'38" East 208.83 feet to a point on the westerly line of that Parcel I granted to Paul A. Tholl and Lorma J. Tholl, described in that deed recorded July 22, 1965 as Document No. 34094 in Book 100, Page 382, Official records of Washoe County, Nevada;

Thence departing said north line, along said westerly line, South 01°11'38" West 40.01 feet to a point on the south line of said 40 foot wide right-of-way;

Thence departing said westerly line, along said south line, North 89°48'38" West 208.83 feet to a point on the east line of said Carson Lane, a 60 foot wide right-of-way;

Thence departing said south line, along said east right-of-way line, South 01°11'38" West 1029.51 feet to the southwest corner of that property described in Deed recorded February 18, 1957 as Document No. 270843, Book 436, Page 502, Official Records of Washoe County, Nevada, said point being on the northerly line of said Lovitt Lane, described in said Document No. 386680 of Official Records;

Thence along the said northerly line, the following three (3) courses:

1. South 88°46'27" East 208.8 feet (208.74 feet by measurement) ;
2. North 01°13'31" East 3.83 feet to the southwest corner of that property described in that Deed recorded September 12, 1980 as Document No. 325426, Official Records of Washoe County, Nevada, said point being the southwest corner of Parcel 1 of Parcel Map No. 506, Parcel Map for Paul Tholl, recorded November 23, 1977 as File No. 499894;
3. Along the south line of said Parcel 1 and the prolongation thereof, South 89°51'13" East 225.54 feet to a point on the easterly line of that property described in that Deed recorded May 21, 1956 as Document No. 260193, Book 411, Page 559, Official Records of Washoe County, Nevada, marked by a 5/8" rebar with cap stamped "RLS 3631";

Thence along said easterly line, South 15°08'49" West 62.12 feet to a point on the south right-of-way line of said Lovitt Lane;

Thence departing said easterly line, along said south line, North 89°51'10" West 895.16 feet to the point of beginning.

Contains 4.68 acres, more or less.

Basis of Bearings: Grid North, NAD83(94) Nevada State Plane Coordinate System, West Zone, based on GPS observations.

STANTEC CONSULTING SERVICES INC.

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