

NOTICE TO THE PUBLIC:

Conveyance of Carson City Property, Without Consideration, for the Development of Affordable Housing 3.41 acres at 3320 Butti Way (APN 010-037-06)

SUMMARY: Carson City owns approximately 3.41 acres of real property at 3320 Butti Way with APN 010-037-06 ("Land"). The Land is identified as Parcel 2 in Parcel Map 3045 recorded with the Carson City Clerk-Recorder's Office on July 20, 2022 and by a legal description, both of which are attached as Exhibit A. Carson City has received an application from Oikos Development Corporation ("Oikos"), a tax exempt 501(c)(3) organization, requesting that Carson City convey the Land to Oikos, without consideration, for the development of an affordable housing project on the Land.

Oikos will not be eligible to receive the Land unless it demonstrates to the satisfaction of the Board of Supervisors that Oikos, or its assignee, will use the property to develop affordable housing. In addition, any conveyance shall be subject to an agreement requiring Oikos or its assignee to use the Land to provide affordable housing for at least 50 years.

Pursuant to Nevada Revised Statutes ("NRS") 244.287, the Carson City Board of Supervisors must hold a public hearing before making a decision on Oikos' application.

A DECISION ON OIKOS' APPLICATION will be made by the Carson City Board of Supervisors during a public meeting on April 6, 2023, which begins at 8:30 am. That meeting will take place at the Carson City Community Center, Robert 'Bob' Crowell Board Room, 851 East William Street, Carson City, NV 89701. Specifically, at that public hearing, the Board of Supervisors will decide whether to convey the Land to Oikos to develop an affordable housing project, under NRS 244.287.

THIS PUBLIC NOTICE is also posted at the following locations in Carson City: Community Development (108 E Proctor St, Carson City, NV 89701), City Hall (201 N Carson St, Carson City, NV 89701), Community Center (851 E William St, Carson City, NV 89701), Library (900 N Roop St, Carson City, NV 89701), Courthouse (885 E Musser St #2007, Carson City, NV), and online at the Carson City website <http://www.carson.org>.

EXHIBIT A- Legal Description and Parcel Map 3045

The Land referred to herein below is situated in the County of Carson City, State of Nevada, and is described as follows:

THAT PORTION OF NORTH HALF OF SECTION 15, TOWNSHIP 15 NORTH RANGE 20 EAST DESCRIBED AS FOLLOWS:

PARCEL 2 OF PARCEL MAP 3045 ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF CARSON CITY RECORDED ON JULY 20, 2022 AS INSTRUMENT NO. 534114 OF OFFICIAL RECORDS

Doc # 534114
 Recorded 7/20/22 8:57 AM
 Requested by CC PLANNING
 Carson City - NV
 Aubrey Rowlatt - Clerk - Recorder
 Recorded By: CLM

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT CARSON CITY IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278. THAT ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR THE STATED PURPOSES. WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS/HER NAME. WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP.

CARSON CITY
 Lori Bagwell 7/19/22
 MAYOR DATE
 Lori Bagwell, MAYOR
 (PRINT NAME/TITLE)
 Aubrey Rowlatt 7/20/22
 CLERK DATE
 Aubrey Rowlatt/Clerk-Recorder
 (PRINT NAME/TITLE)

NOTARY CERTIFICATE

STATE OF Nevada }
 COUNTY OF Carson City } SS
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
 ON THIS 19 DAY OF July, 2022,
Lori Bagwell
 OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
 WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL.
 Alexis Philippi
 NOTARY PUBLIC
 PRINT NAME

NOTARY CERTIFICATE

STATE OF Nevada }
 COUNTY OF Carson City } SS
 THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME,
 ON THIS 20th DAY OF JULY, 2022,
Aubrey Rowlatt
 OF CARSON CITY PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC,
 WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.
 WITNESS MY HAND AND OFFICIAL SEAL.
 Cassandra Jo Macias
 NOTARY PUBLIC
 PRINT NAME

UTILITY COMPANIES CERTIFICATE

THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY:

Chris Robinson 7/6/2022
 SIERRA PACIFIC POWER COMPANY, D/B/A NV ENERGY DATE
 CHRIS ROBINSON RIGHT OF WAY AGENT

Armando Espino 7/5/22
 CHARTER COMMUNICATIONS DATE
 Armando Espino Manager

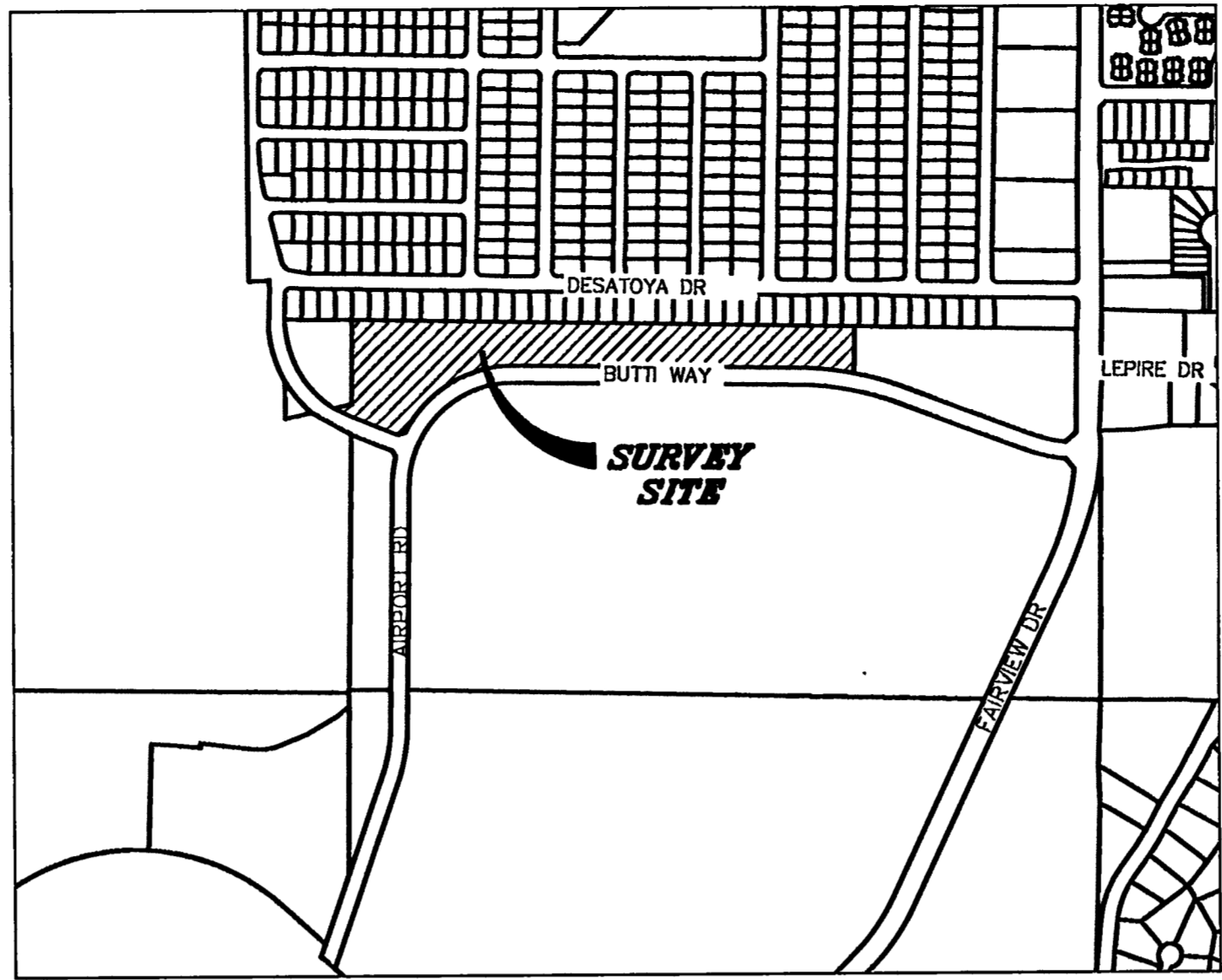
Stephen Pottey 7/18/2022
 CARSON CITY UTILITIES DATE
 STEPHEN POTTEY SENIOR PROJECT MANAGER

Cliff Cooper 7/6/2022
 NEVADA BELL TELEPHONE COMPANY DATE
 D/B/A NEVADA AT&T
 CLIFF COOPER MGR OSP PLANNER

SOUTHWEST GAS CORPORATION CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

Clarence Ramsay 7/14/22
 SOUTHWEST GAS CORPORATION DATE
 Clarence Ramsay Eng Tech



VICINITY MAP
 NOT TO SCALE

NOTES

1. PUBLIC UTILITY EASEMENTS GRANTED INCLUDE USE BY CABLE TELEVISION COMPANIES.
2. THESE PARCELS ARE SUBJECT TO CARSON CITY'S GROWTH MANAGEMENT ORDINANCE AND ALL PROPERTY OWNERS SHALL COMPLY WITH THE PROVISIONS OF SAID ORDINANCE.
3. ALL PARCELS WILL BE REQUIRED TO CONNECT TO CITY WATER AND SANITARY SEWER.
4. THERE ARE NO APPARENT WELLS OR SEPTIC SYSTEM LOCATED ON THE PROPERTY TO BE PARCELED AS OF THE DATE OF THE SURVEY.
5. THIS PARCEL MAP LOT CONFIGURATION CONFORMS TO THE CARSON CITY MUNICIPAL CODE PURSUANT TO CCMC 18.04.190 AND 18.04.195.
6. THE CURRENT ZONING DISTRICT IS MULTI-FAMILY APARTMENT (MFA) AND PUBLIC REGIONAL (PR).
7. ANY FURTHER SUBDIVISION OF THE SUBJECT PARCELS MAY REQUIRE A TENTATIVE SUBDIVISION MAP IN COMPLIANCE WITH ORDINANCE 1987-25.
8. THE PROPERTY IS LOCATED WITHIN FLOOD ZONES X SHADED AND AO (1 FOOT DEPTH), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD RATE INSURANCE MAP (FIRM) PANEL 3200010111H EFFECTIVE JUNE 19, 2019.
9. PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED, 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES, 5 FEET IN WIDTH COINCIDENT WITH EXTERIOR BOUNDARIES, AND 10 FEET IN WIDTH ADJACENT TO STREET RIGHTS-OF-WAY.
10. AS THE PARCELS DEVELOP, EACH INDIVIDUAL LAND OWNER WILL BE RESPONSIBLE FOR MAINTAINING ANY LANDSCAPING INSTALLED IN THE PUBLIC ROAD RIGHT-OF-WAYS, INCLUDING THE DEVELOPMENT'S LANDSCAPE AREAS, OPEN SPACE AREAS, AND TURF AREAS ASSOCIATED WITH EACH PARCEL.
11. THE INGRESS AND EGRESS AS SHOWN ON SHEET 2 IS FOR THE BENEFIT OF PARCEL 2.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE RECORD OWNER OF SAID LAND, AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON, OR ANY PART THEREOF, FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS TO BE DIVIDED EXCEPT AS/IF SHOWN BELOW:

Nicole Howell 7/1/2022
 Nicole Howell State Escrow Manager DATE File # 2424079
 (PRINT NAME/TITLE)

TOTAL AREA

7.82 A.C. ±

CITY ENGINEERS'S APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE DULY APPOINTED CARSON CITY ENGINEER AND THAT HE HAS EXAMINED THE PARCEL MAP HEREON AND FINDS THAT ALL PROVISIONS OF THE LAWS OF THE STATE OF NEVADA AND CARSON CITY PERTAINING TO PARCEL MAP PROCEDURE HAVE BEEN COMPLIED WITH AND HE IS SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Randall Rice 7.18.22
 RANDALL RICE, P.E. DATE
 CARSON CITY ENGINEER

PARCEL MAP REVIEW COMMITTEE

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (PM-2022-0109) REVIEWED AND APPROVED ON APRIL 6, 2022 AND ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

Hope Sullivan July 15, 2022
 CARSON CITY COMMUNITY DEVELOPMENT DEPARTMENT DATE
 HOPE SULLIVAN AICP, COMMUNITY DEVELOPMENT DIRECTOR

TREASURERS CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND, APN 010-037-04, FOR THE FISCAL YEAR HAVE BEEN PAID.

CARSON CITY TREASURER
 APN: 010-037-04
Jason V. Mandel July 15, 2022
 TREASURER DATE

SURVEYOR'S CERTIFICATE

- I, LEE H. SMITHSON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CARSON CITY.
 2. THE LANDS SURVEYED LIE WITHIN BEING A PORTION OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 15 NORTH, RANGE 20 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON FEBRUARY 18, 2022.
 3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
 4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

LEE H. SMITHSON P.L.S.
 NEVADA CERTIFICATE NO. 5097



RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF,

ON THIS 20th DAY OF JULY, 2022,
 AT 27 MINUTES PAST 8 O'CLOCK A.M.
 IN THE OFFICIAL RECORDS OF CITY OF CARSON, NEVADA.

RECORDING FEE: 0
 BOOK: 11
 PAGE: 3045
 FILE No: 534114

Aubrey Rowlatt
 COUNTY RECORDER - Aubrey Rowlatt
 BY: Cassandra Macias

PM-2022-0195

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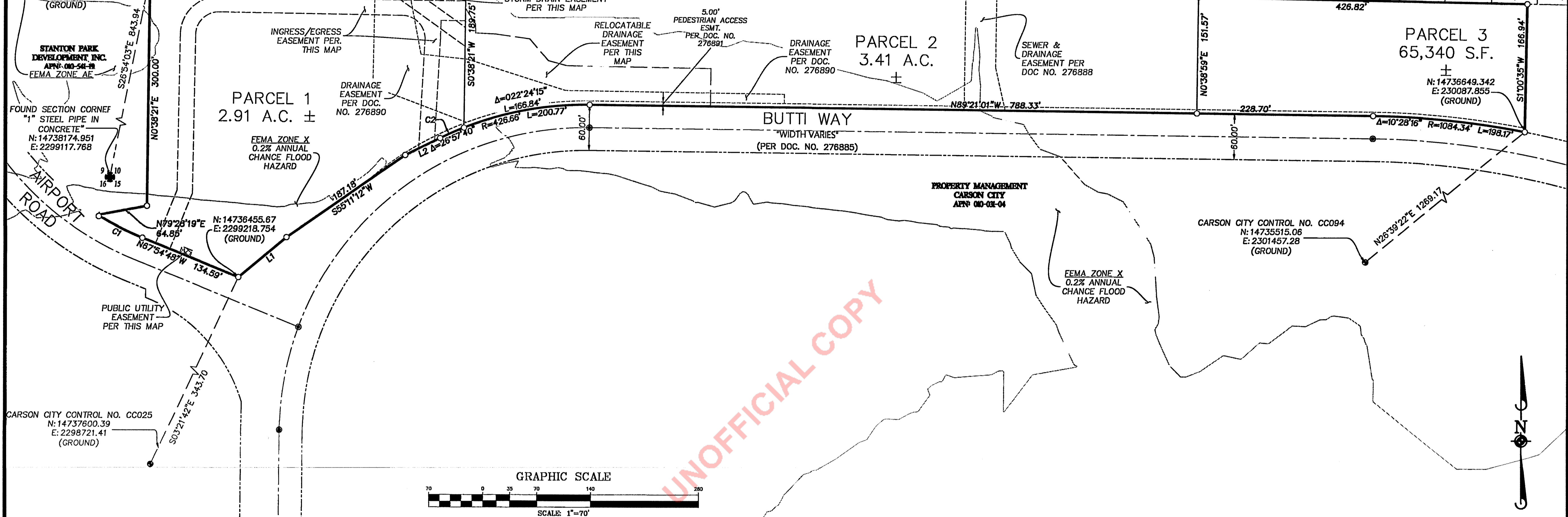
PARCEL MAP FOR
CARSON CITY
 BEING A PORTION OF THE NORTH 1/2
 OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST
 M.D.M.
 CARSON CITY NEVADA

Manhard CONSULTING LTD.
 241 Ridge Street, Suite 400, Reno, NV 89501 ph: 775-749-9500 fax: 775-749-9500 manhard.com
 CMI Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

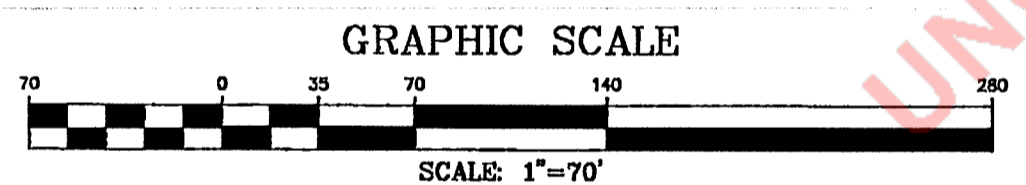
DRAWN BY: HIF
 DATE: MARCH 2022
 PROJ. CODE: CAARENV01
 PROJ. #: ##
 SHEET 1 OF 2

DESATOYA DRIVE

- GERALDOS, KEVIN APN: 010-541-16
- OLIVAREZ-DOMINGUEZ APN: 010-541-15
- PETERS, KEVIN APN: 010-541-14
- REED, JAKE APN: 010-541-13
- COSSIO, MARIA APN: 010-541-12
- ZELEDON, CARLOS APN: 010-541-11
- MARCOLIN-TULLY APN: 010-541-10
- DRAKE, K & M APN: 010-541-06
- WONG, KENT APN: 010-541-04
- LEDEZMA, ISIDRO APN: 010-541-03
- MARON, A & M APN: 010-541-02
- NEVILLE, LAURI APN: 010-541-01
- PALUCH, FRANK APN: 010-435-02
- MORENO, RODOLFO APN: 010-435-03
- JOHNSON, ERIK APN: 010-435-04
- HELTON, JERRY APN: 010-435-05
- BURDETT FAMILY APN: 010-435-06
- POPEK, DONALD APN: 010-435-07
- LAMAS, JONATHAN APN: 010-435-08
- CACHO, JOSE APN: 010-435-09
- JIMENEZ GUADALUPE APN: 010-435-10
- CLOSE, JAZA APN: 010-435-11
- ORTIZ ORONIA, JOSE APN: 010-435-12
- POPEK, DONALD APN: 010-443-13
- HERNANDEZ-GOMEZ APN: 010-443-14
- JAMES FAMILY TRUST APN: 010-443-15
- WEHMEIER, KATHLEEN APN: 010-443-16
- BLAKE, G&J APN: 010-443-17
- GLOBAL LIVING TRUST APN: 010-443-04
- POPEK, DONALD APN: 010-443-05
- ENDERS, ANITA APN: 010-443-06
- ROSSINI, LINDA APN: 010-443-07
- OLIVARES, MARTIN APN: 010-443-08



UNOFFICIAL COPY



BASIS OF BEARINGS

BASIS OF BEARINGS: GRID NORTH, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1994, HIGH ACCURACY REFERENCE NETWORK (NAD 83/94 HARN) DETERMINED USING REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS OF THE 2010 CARSON CITY CONTROL NETWORK CONTROL POINT NUMBERS BEING CC024, & CC025 AS SHOWN ON RECORD OF SURVEY MAP NO. 2749 RECORDED AUGUST 11, 2010, AS FILE NO. 403435 IN THE OFFICIAL RECORDS OF CARSON CITY NEVADA.

TOTAL AREA

7.82 A.C. ±

- REFERENCES**
- RECORD OF SURVEY NO. 2784 "BUTTI WAY & AIRPORT ROAD" RECORDED AS FILE NO. 729214 OFFICIAL RECORDS CARSON CITY, NEVADA.
 - PUBLIC ROADWAY DEDICATION DOCUMENT RECORDED AS DOCUMENT NUMBER 276885, OFFICIAL RECORDS CARSON CITY, NEVADA.
 - RECORD OF SURVEY RECORDED MAY 5, 2002 AS MAP NUMBER 2454, FILE NUMBER 278917 IN THE OFFICIAL RECORDS CARSON CITY, NEVADA.

- LEGEND**
- EX. PROPERTY LINE
 - - - EX. EASEMENT LINE
 - - - EX. RIGHT OF WAY LINE
 - - - EX. CENTERLINE OF ROADWAY
 - - - EX. FLOOD ZONE LINE
 - APN = ASSESSORS PARCEL NUMBER
 - DOC. NO. = DOCUMENT NUMBER

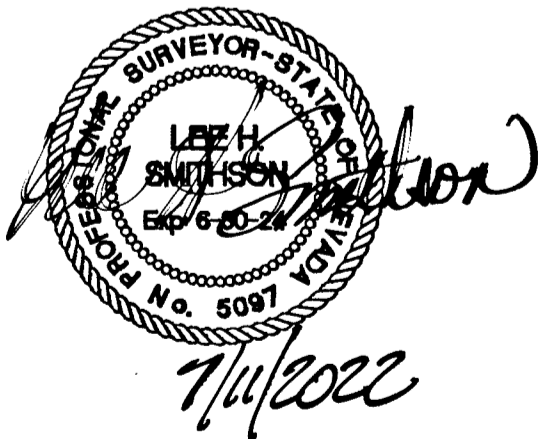
- MONUMENT LEGEND**
- = CARSON CITY CONTROL MONUMENT AS NOTED
 - = FOUND MONUMENT AS NOTED
 - = FOUND CENTERLINE WELL MONUMENT
 - = SET NO. 5 REBAR AND CAP STAMPED "PLS 5097"

LINE TABLE

LINE	BEARING	LENGTH
L1	S50°08'29"W	81.25'
L2	S63°41'20"W	50.52'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	10°05'12"	370.00'	65.14'
C2	4°33'25"	426.66'	33.93'



PM-2022-0195

PARCEL MAP FOR
CARSON CITY
 BEING A PORTION OF THE NORTH 1/2
 OF SECTION 15 TOWNSHIP 15 NORTH RANGE 20 EAST
 M.D.M.
 CARSON CITY NEVADA

Manhard CONSULTING LTD

DRAWN BY: HHF
 DATE: MARCH 2022
 PROJ. CODE: CAAREN01
 PROJ. #:
 SHEET 2 OF 2

841 Ridge Street, Suite 400, Reno, NV 89501 ph:775-748-4500 fx:775-748-2920 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners