

**RESOLUTION NO. 2022-R-5**

**A RESOLUTION ACCEPTING REAL PROPERTY FOR USE AS A PUBLIC RIGHT- OF-WAY AT RETAIL COURT DESIGNATED AS APN 002-752-05 (PORTION OF RETAIL COURT)**

**WHEREAS**, it is a function of Carson City to operate and maintain public streets; and

**WHEREAS**, a portion of Retail Court, designated as APN 002-752-05, was offered for dedication by the Parcel Map for Golden Gate Petroleum of Nevada, LLC, recorded in the office of the Carson City Clerk-Recorder as Document No. 505532, Map No. 2988, and situated within Section 5, Township 15 North, and Range 20 East, M.D.M., as described and shown in Exhibit “A”; and

**WHEREAS**, in the Parcel Map for Golden Gate Petroleum of Nevada, LLC, Carson City deferred acceptance of the offered right-of-way dedication; and

**WHEREAS**, NRS 278.390 provides that if, at the time a final map is approved, any streets are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date, and without further action by the property owner, rescind its rejection and accept the street for public use; and

**WHEREAS**, Carson City Municipal Code 17.06.025 further provides that if at the time of final map any highways are rejected, the offer of dedication shall be deemed to remain open and the governing body may, by resolution, at any later date, and without further action by the grantor, rescind its rejection and accept highways for public use, which same shall be recorded in the official city records; and

**WHEREAS**, the Carson City Board of Supervisors finds that the right-of-way offered for dedication in the Parcel Map for Golden Gate Petroleum of Nevada, LLC is necessary for public access and it is in the best interest of the public to accept said right-of-way; and

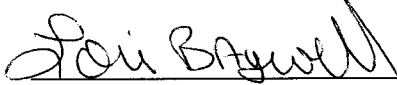
**NOW, THEREFORE, BE IT RESOLVED**, that the Carson City Board of Supervisors pursuant to the authority granted by NRS 278.390 and the Carson City Municipal Code hereby accepts the dedication of the right-of-way hereinabove described.

**BE IT FURTHER RESOLVED**, and hereby ordered that this resolution be recorded in the office of the Carson City Clerk-Recorder.

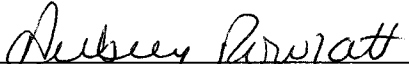
Upon motion by Supervisor Stacey Giomi, seconded by Supervisor Lisa Schuette, the foregoing Resolution was passed and adopted this 3<sup>rd</sup> day of February 2022 by the following vote:

AYES: Supervisor Stacey Giomi  
Supervisor Lisa Schuette  
Supervisor Maurice White  
Supervisor Stan Jones  
Mayor Lori Bagwell

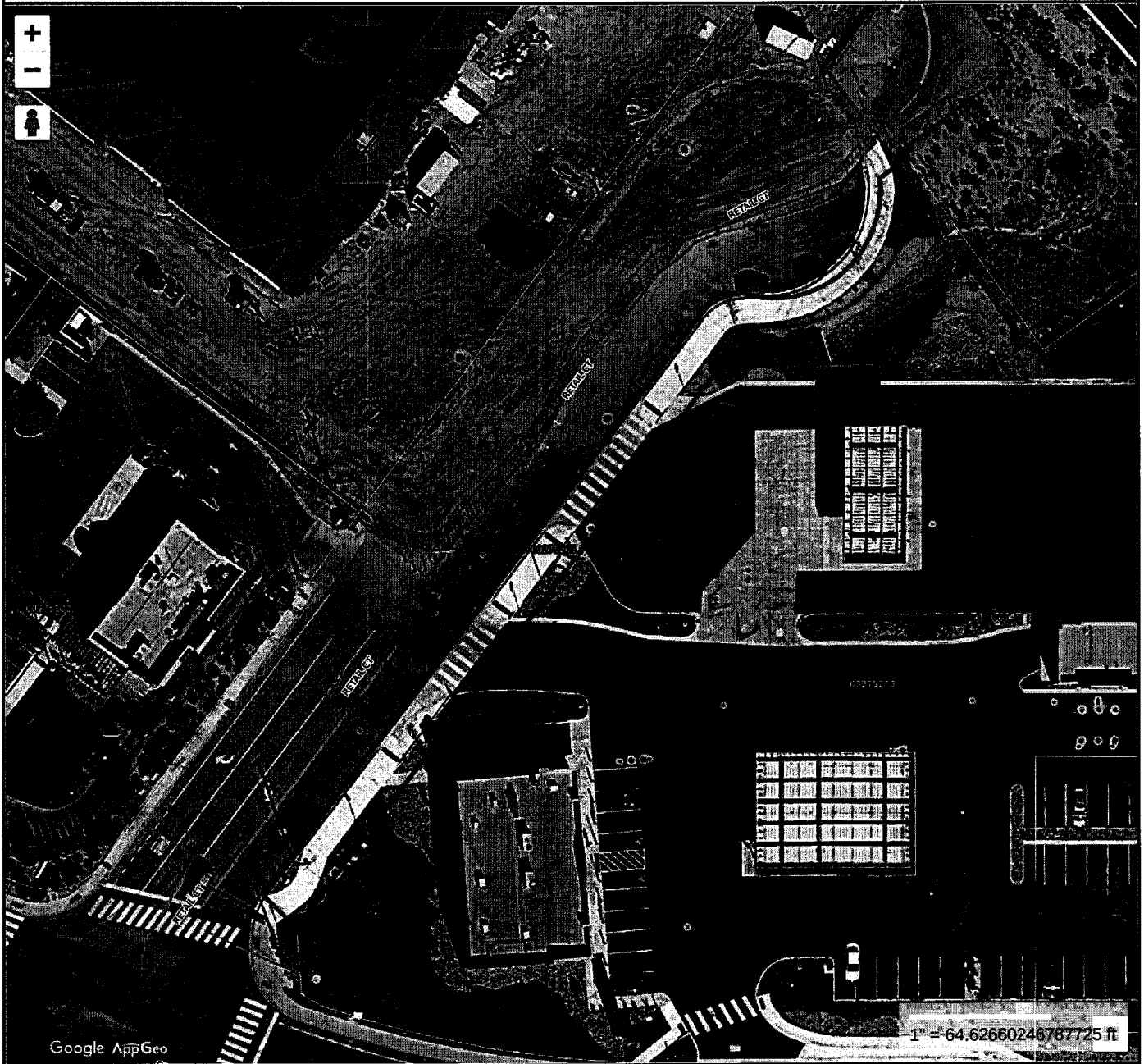
NAYS: None  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
LORI BAGWELL, Mayor  
Carson City, Nevada

ATTEST

  
\_\_\_\_\_  
AUBREY ROWLATT  
Clerk-Recorder

APN 00275205



**Property Information**

Property ID 00275205  
 Location RETAIL CT  
 Owner GOLDEN GATE PETROLEUM OF NEVADA LLC  
 Acres 0.17



CLICK LOGO FOR TUTORIAL

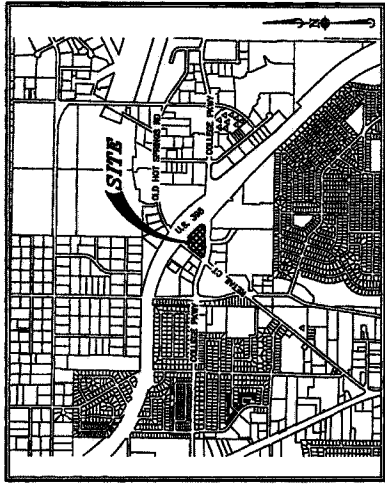
**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Carson City , NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018  
Data updated 11/17/2018

Print map scale is approximate.  
Critical layout or measurement activities should not be done using this resource.

**GOLDEN GATE PETROLEUM OF NEVADA, LLC  
PARCEL MAP**



**OWNER'S CERTIFICATE:**

I, the undersigned, being the owner of the above described parcel, do hereby certify that the same is being offered for sale and that the same is being offered for sale in accordance with the provisions of the Nevada Subdivision Map Act, Chapter 202, NRS, and that the same is being offered for sale in accordance with the provisions of the Nevada Subdivision Map Act, Chapter 202, NRS, and that the same is being offered for sale in accordance with the provisions of the Nevada Subdivision Map Act, Chapter 202, NRS.

BY: Thomas O'Keefe 3/27/20  
OWNER, MANAGING MEMBER

**NOTARY CERTIFICATE:**

STATE OF NEVADA  
CARSON CITY  
ON this 27th day of March 2020, personally appeared before me Thomas O'Keefe as Managing Member of Golden Gate Petroleum of Nevada, LLC, a Nevada limited liability company, and provided to me on the basis of the oath administered to him by me that he executed the foregoing instrument and acknowledged to me that he executed the same in his authorized capacity, and that by their signature on the instrument the instrument is the entry upon behalf of which the person named, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL:  
NOTARY PUBLIC Quadeen Lynn Martin

PRINT NAME: Quadeen Lynn Martin EXPRESSES ON September 1, 2020  
COMMISSION NO. 98-36118-2

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAN HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON IS THE OWNER OF RECORD OF SAID LAND, AND THERE ARE NO LIENS OF RECORD AGAINST SAID LAND, AND THAT THE TAXES SHOWN BELOW ARE THE TAXES SHOWN ON SAID LAND, AND THAT THE TAXES SHOWN BELOW ARE THE TAXES SHOWN ON SAID LAND, AND THAT THE TAXES SHOWN BELOW ARE THE TAXES SHOWN ON SAID LAND.

TICOR TITLE OF NEVADA  
BY: [Signature] April 6, 2020  
DATE

**UTILITY COMPANIES:**

THE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED BY THE UNDERSIGNED UTILITY AND CABLE TELEVISION COMPANIES:  
A PUBLIC UTILITY EASEMENT IS HEREBY SPECIFICALLY GRANTED TO SOUTHWEST GAS CORPORATION FOR THE INSTALLATION AND MAINTENANCE OF GAS MAINS AND SERVICE LINES AND FOR THE INSTALLATION AND MAINTENANCE OF GAS METER SERVICE ALIGNMENT PRODUCTS.  
BY: [Signature] 4/14/20  
DATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED 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 SAID PARCEL.  
BY: [Signature] 5/20/2020  
DATE

BY: [Signature] 8/18/2020  
DATE

BY: [Signature] 4/1/20  
DATE

BY: [Signature] 4/1/20  
DATE

BY: [Signature] 4/1/20  
DATE

BY: [Signature] 4/1/20  
DATE

**CITY ENGINEER'S APPROVAL:**

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (TM-2019-0003) REVIEWED AND APPROVED ON 4/22/20 BY [Signature] CITY ENGINEER. ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

APPROVED BY: [Signature] 4/22/2020  
DATE

**PARCEL MAP REVIEW COMMITTEE:**

THIS PARCEL MAP CONFORMS TO THE TENTATIVE PARCEL MAP (TM-2019-0003) REVIEWED AND APPROVED ON 4/22/20 BY [Signature] CITY ENGINEER. ALL CONDITIONS IMPOSED ON SUCH APPROVAL HAVE BEEN SATISFIED.

**TREASURER'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL THE PROPERTY TAXES ON THIS LAND, APPR. 002-702-02, FOR THE FISCAL YEAR HAVE BEEN PAID.

**CLERK'S CERTIFICATE:**

THE UNDERSIGNED HAS REVIEWED THIS PARCEL MAP AND ADVISED ON BEHALF OF THE PUBLIC THE BEST INTERESTS OF THE PUBLIC REQUIRING WITH THE RESERVATION TO ACCEPT SAID OFFER AT A LATER DATE.

**PARCEL AREAS:**

PARCEL 1 AREA	=	45,000 SQ FT	12.98 AC
PARCEL 2 AREA	=	2,301,771 SQ FT	664.63 AC
TOTAL AREA	=	2,346,771 SQ FT	677.61 AC

**RECORDER'S CERTIFICATE:**

FILED FOR RECORD AT THE REQUEST OF MANHARD CONSULTING, LTD. ON THIS 4/23 DAY OF APRIL AT 10:15 AM. THE PUBLIC RECORDS OF CARSON CITY, NEVADA, IN BOOK 11 AT PAGE 888 OF THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.  
RECORDING FEE: \$6.00  
FILE NUMBER: 2020-0003

**GOLDEN GATE PETROLEUM OF NEVADA, LLC**

BEING A DIVISION OF  
THAT PARCEL DESCRIBED IN DOC. # 481879  
SITUATE IN THE SE 1/4 OF SEC. 5, T. 18N., R. 30E., M.D. 11N.

**Manhard CONSULTING**  
CONSULTING ENGINEERS AND SURVEYORS  
1100 S. GARDNER STREET, SUITE 100, CARSON CITY, NEVADA 89801  
TEL: 775-886-8888 FAX: 775-886-8889  
WWW.MANHARDCONSULTING.COM

MAP 8888 of 2

EXHIBIT A

**GOLDEN GATE PETROLEUM, LLC  
PARCEL MAP**

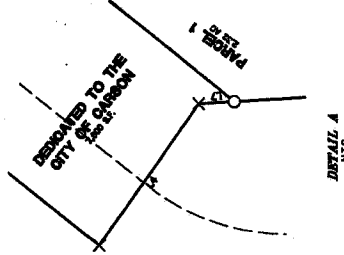
- REFERENCES:**
1. CONTROL POINT NO. 107, SURVEY FILED FEBRUARY 28, 2018, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.
  2. PARCEL MAP NO. 1474, FOR PAUL LUMOS, JOY F. LUMOS, CARL M. CAVALLER, & CAROL A. CAVALLER, IN BOOK 4, PAGE 2087, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.
  3. RECORD OF SURVEY MAP NO. 1007, FOR GRANGES LANE IMPROVEMENT DISTRICT NO. 1, IN BOOK 7, PAGE 2087, FILE NO. 10249, FILED MAY 26, 1984, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.
  4. PARCEL MAP NO. 1778, FOR BRUCE K. LAWSON, IN BOOK 9, PAGE 2281, IN THE OFFICIAL RECORDS OF CARSON CITY, NEVADA.

**BASIS OF BEARINGS:**

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983/1984 (NAD 83) IS THE BASIS OF BEARINGS FOR THIS MAP. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES.

**LEGEND:**

- - CARSON CITY GPS CONTROL MONUMENT
- - RAILROAD CROSSING
- - PUBLIC UTILITY EASEMENT
- - RECORD OF SURVEY
- - SQUARE FOOT
- - EX. PROPERTY LINE
- - EX. CENTER LINE
- - PROP. PROPERTY LINE
- - SURVEY TIE



**RADIAL LINE TABLE**

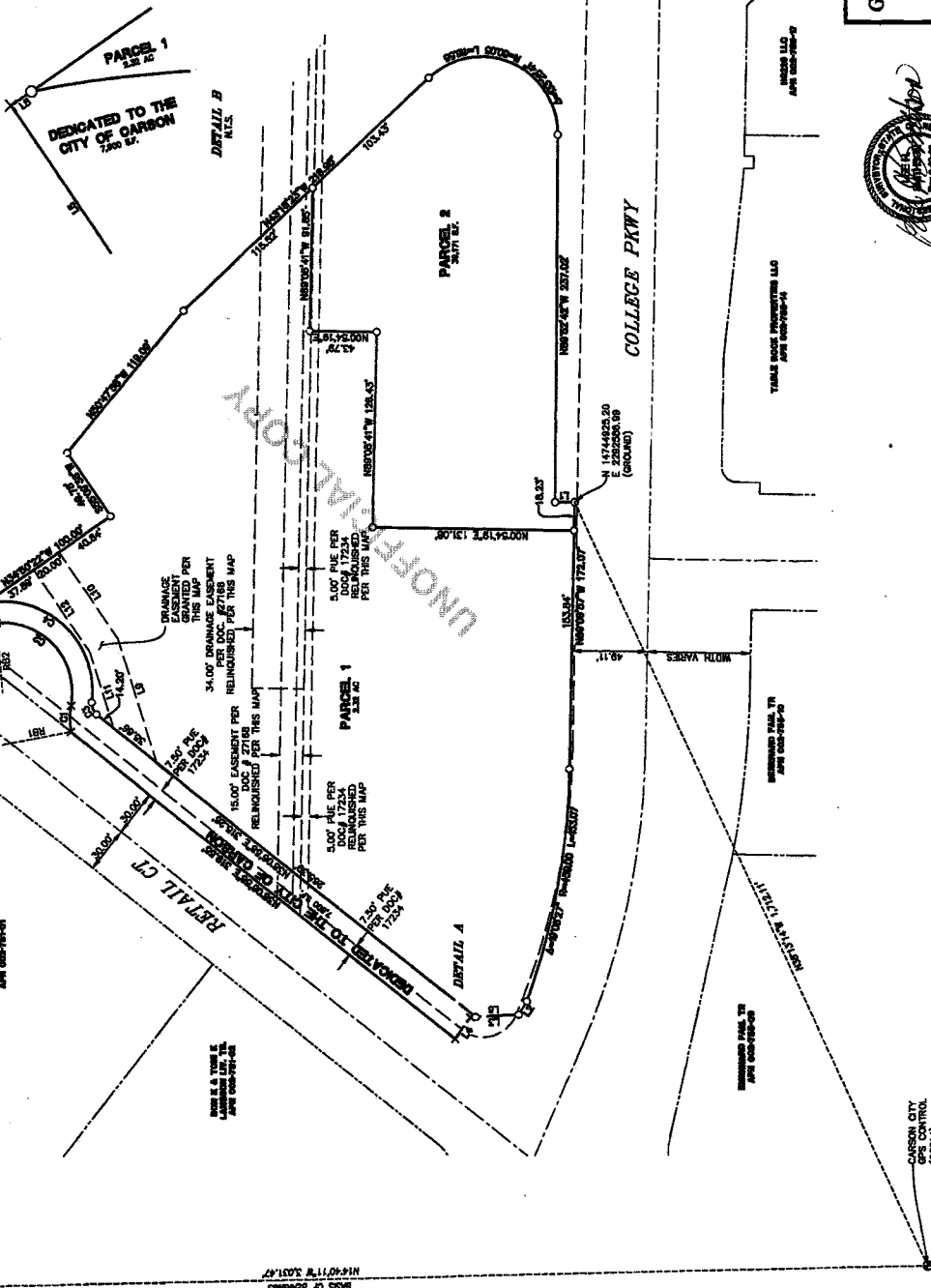
LINE	BEARING	BEARING'S
R01	S 89° 12' 00\"/>	
R02	S 89° 12' 00\"/>	

**CURVE TABLE**

LINE	BEARING	LENGTH	DELTA
C1	S 89° 12' 00\"/>		
C2	S 89° 12' 00\"/>		
C3	S 89° 12' 00\"/>		
C4	S 89° 12' 00\"/>		

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S 89° 12' 00\"/>	
L2	S 89° 12' 00\"/>	
L3	S 89° 12' 00\"/>	
L4	S 89° 12' 00\"/>	
L5	S 89° 12' 00\"/>	
L6	S 89° 12' 00\"/>	
L7	S 89° 12' 00\"/>	
L8	S 89° 12' 00\"/>	
L9	S 89° 12' 00\"/>	
L10	S 89° 12' 00\"/>	
L11	S 89° 12' 00\"/>	
L12	S 89° 12' 00\"/>	
L13	S 89° 12' 00\"/>	



**GOLDEN GATE PETROLEUM OF NEVADA, LLC**  
 BEING A DIVISION OF  
 THAT PARCEL DESCRIBED IN DOC. # 485170  
 SITUATE IN THE SE1/4 OF SEC. 4, T.18N., R.20E., M.D.M.  
 CARSON CITY

**Manhard CONSULTING**

STATE OF NEVADA  
 COUNTY OF CLATSOP  
 DISTRICT OF CLATSOP  
 2 of 2

EXHIBIT A

MAP 2023-09