

APN# 1420-05-401-004

DOUGLAS COUNTY, NV **2022-984242**
This is a no fee document
NO FEE **04/27/2022 01:20 PM**
DC/COMMUNITY DEVELOPMENT Pgs=8

Recording Requested by/Mail to:

Name: Douglas County Community Development

Address: PO Box 218

City/State/Zip: Minden NV 89423

Mail Tax Statements to:

Name: (Same)

Address: _____

City/State/Zip: _____



00153695202209842420080087

KAREN ELLISON, RECORDER

Right-of-Way Grant

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Sierra Front Field Office
5665 Morgan Mill Road
Carson City, Nevada 89701
Phone: 775-885-6000 Fax: 775-885-6147
<http://www.blm.gov/nevada>

RECEIVED

APR 22 2022

DOUGLAS COUNTY
COMMUNITY DEVELOPMENT

In Reply Refer To:
NVN-078552
2800 (NVC02)

APR 19 2022

Your Reference:

Amendment for road widening associated with road improvements along NVN-078552, near Sunridge Drive.

CERTIFIED MAIL 7019 2280 0002 0065 0765 – RETURN RECEIPT REQUESTED

DECISION

Mr. Jeremy J. Hutchings, P.E.	:	Amendment
County Engineer	:	Right-of-way
Douglas County Community Development	:	April, 14, 2020
PO Box 218	:	
Minden, NV 89423	:	

Right-of-way Grant Amended

Right-of-Way Grant NVN-078552 for a road right-of-way (ROW) was issued to Douglas County, on November, 22 2004 pursuant to the Federal Land Policy and Management Act of 1976 Sec. 501 (A)(6).

On April 14, 2020 Douglas County submitted an application to amend their authorization to include the addition of 3,627 square feet of grading for road improvements outside of the authorized right-of-way. The amendment incorporates improvements analyzed in the Douglas County Roads & Utilities Rights-of-Way EA No. NV-030-2004-019.

Terms and Conditions:

The Grading Plan dated April 7, 2020 marked Exhibit A-1, attached hereto, is incorporated into and made a part of this grant instrument as fully and effectively as if it was set forth herein in its entirety.

The holder shall construct, operate, and maintain the facilities, improvements and structures within this right-of-way in strict conformance with the design plans outlined

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* PARTIAL

under the Project Description of the Standard Form 299 submitted to our office April 14, 2020.

All terms and conditions of the original right-of-way continue to apply.

The approval of this amendment constitutes a final decision by the BLM in this matter.

This decision may be appealed to the Interior Board of Land Appeals, Office of the Secretary, in accordance with the regulations contained in 43 CFR, Part 4 and the enclosed Form 1842-1. If an appeal is taken, your notice of appeal must be filed in this office (at the above address) within 30 days from receipt of this decision. The appellant has the burden of showing that the decision appealed from is in error.

If you wish to file a petition pursuant to regulations at 43 CFR 2801.10 for a stay of the effectiveness of this decision during the time that your appeal is being reviewed by the Board, the petition for a stay must accompany your notice of appeal. A petition for a stay is required to show sufficient justification based on the standards listed below. Copies of the notice of appeal and petition for a stay must also be submitted to each party named in this decision and to the Interior Board of Land Appeals and to the appropriate Office of the Solicitor (see 43 CFR 4.413) at the same time the original documents are filed in this office. If you request a stay, you have the burden of proof to demonstrate that a stay should be granted.

Standards for Obtaining a Stay

Except as otherwise provided by law or other pertinent regulations, a petition for a stay of a decision pending appeal shall show sufficient justification based on the following standards:

- (1) The relative harm to the parties if the stay is granted or denied,
- (2) The likelihood of the appellant's success on the merits,
- (3) The likelihood of immediate and irreparable harm if the stay is not granted, and
- (4) Whether the public interest favors granting the stay.

If you have any questions, please contact Jonathan Kalb, Realty Specialist, at (775) 885-6033, email Jkalb@blm.gov, or at the above address.

Kimberly D. Dow

Kimberly D. Dow
Acting Field Manager
Sierra Front Field Office

Enclosures

Exhibit A-1: The Grading Plan dated April 29, 2020

Exhibit B: Project Description from the Standard Form 299 submitted April 14, 2020

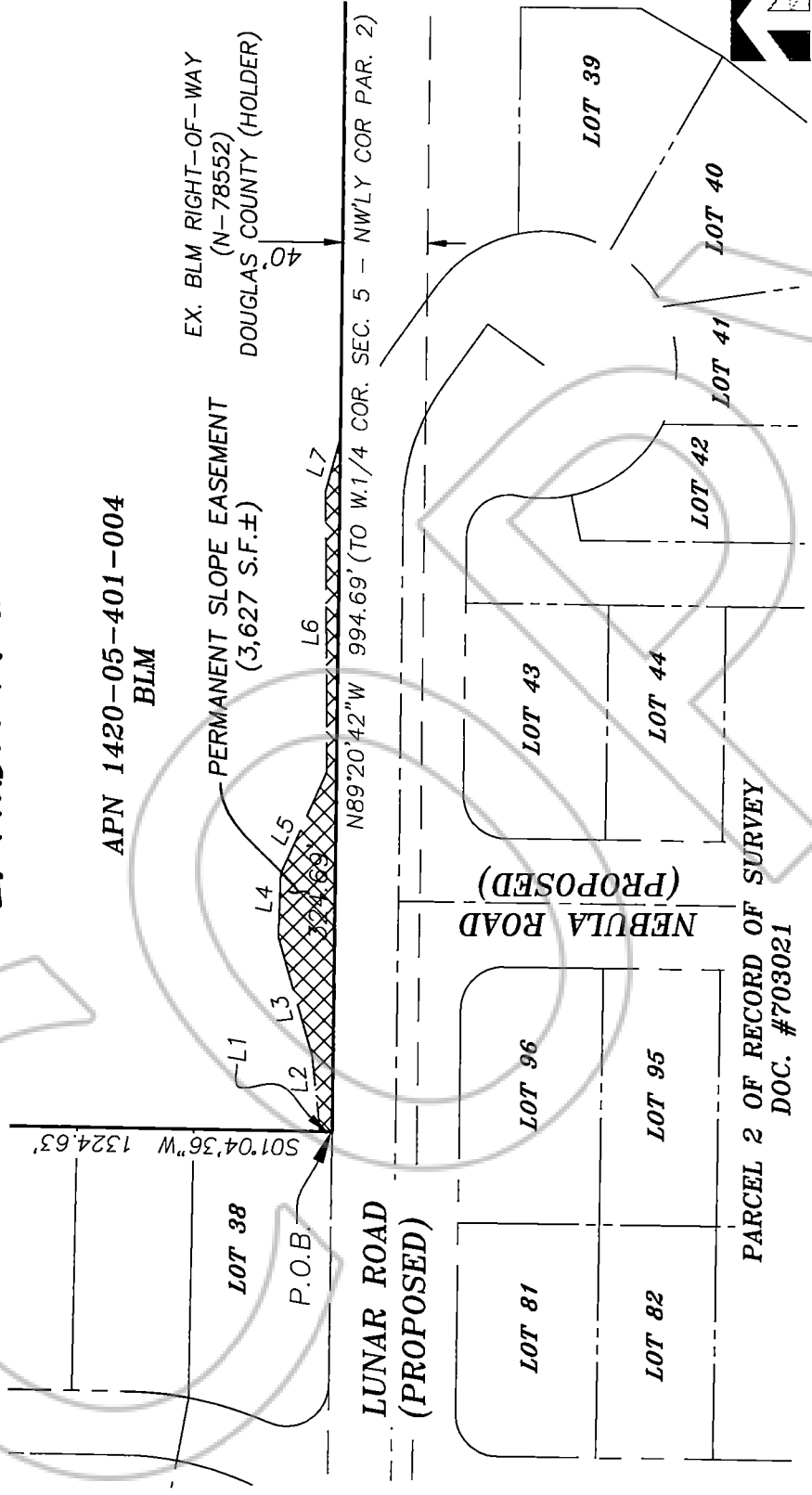
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EXHIBIT A-1

APN 1420-05-401-004
BLM



PARCEL 2 OF RECORD OF SURVEY
DOC. #703021




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VALLEY KNOLLS		DOUGLAS COUNTY		PROPOSED RIGHT OF WAY AMENDMENT	
PROJ. MGR.:	LS	 <p>Manhard CONSULTING LTD <small>2075 Boulder Park Way, Suite 110, Green Bay, WI 54903 Tel: (770) 888-8800 Fax: (770) 888-7882 www.manhard.com</small> <small>Central Region: 10000 Highway 100, Suite 100, Dallas, TX 75243 Tel: (972) 412-8800 Fax: (972) 412-8801</small> <small>Construction Managers - Environmental Scientists - Landscape Architects - Planners</small></p>			
DRAWN BY:	LS				
DATE:	4/29/20				
SCALE:	1"=80'	SHEET		1	OF 2
		KDHDCNV		01	

EXHIBIT A-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°04'36"E	5.68'
L2	N83°39'35"E	35.30'
L3	N74°13'29"E	58.49'
L4	S87°42'17"E	29.47'
L5	S65°30'14"E	52.21'
L6	N89°38'30"E	130.99'
L7	S74°07'38"E	26.25'

LEGEND

- ✕ = DIMENSION POINT ONLY, NOTHING FOUND, NOTHING SET
- P.O.B. = POINT OF BEGINNING
- S.F. = SQUARE FEET
- = PROPOSED LOT LINES
- LOT 82** = PROPOSED LOT NUMBERS
- LUNAR ROAD** = PROPOSED STREET NAMES
-  = PERMANENT SLOPE EASEMENT AREA

BASIS OF BEARINGS:

GRID NORTH, MODIFIED NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1927 (NAD 27) DETERMINED USING REAL TIME KINEMATIC GPS (RTK GPS) OBSERVATIONS OF NEVADA DEPARTMENT OF TRANSPORTATION (NDOT) CONTROL MONUMENTS 158220X, AND NGS CONTROL MONUMENT U316 RESET. THE BEARING BETWEEN SAID POINTS TAKEN AS NORTH 01°23'24" EAST.

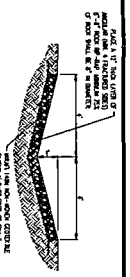
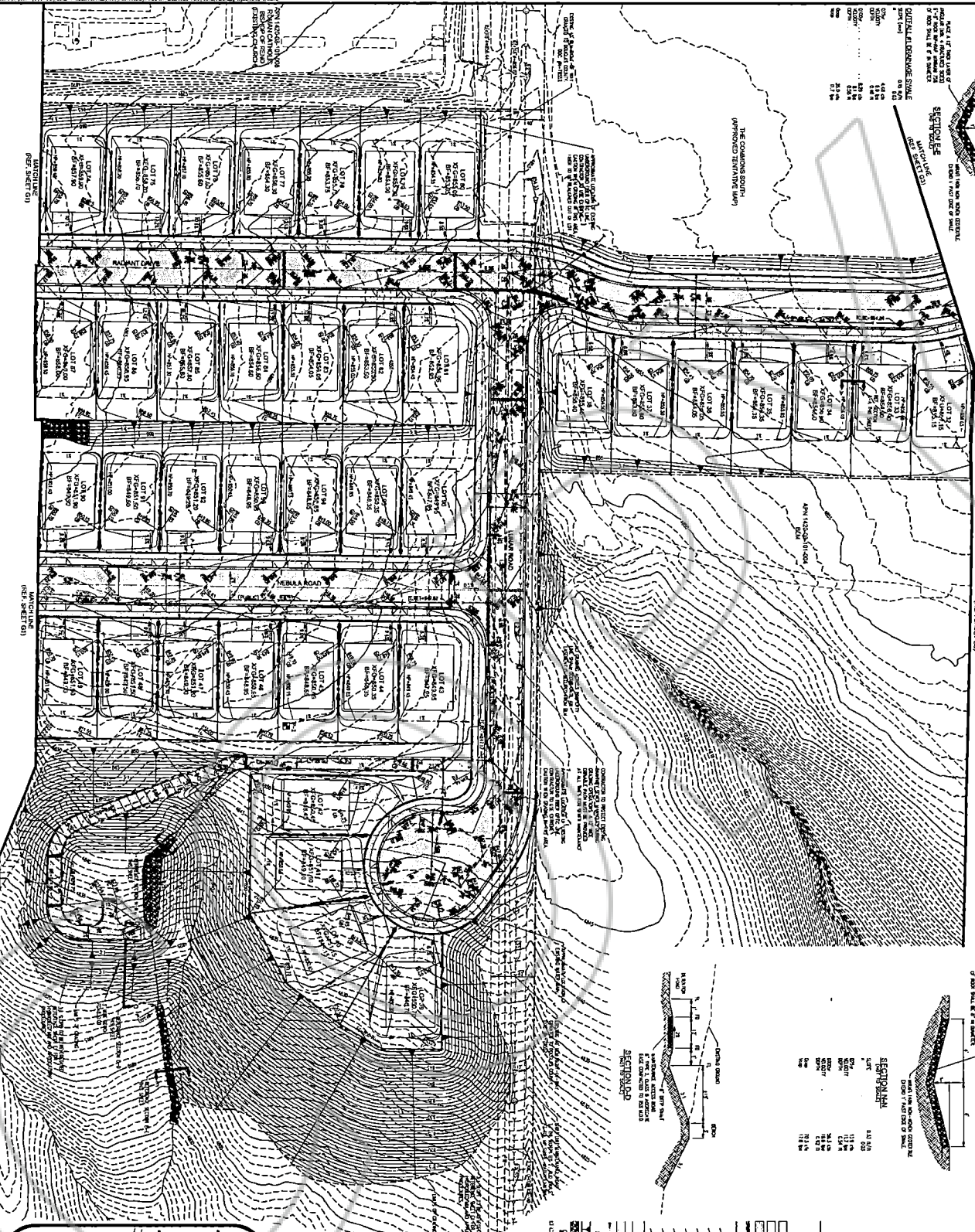
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VALLEY KNOLLS	DOUGLAS COUNTY	PROPOSED RIGHT OF WAY AMENDMENT
PROJ. MGR: <u>LS</u> DRAWN BY: <u>LS</u> DATE: <u>04/29/20</u> SCALE: <u>N/A</u>	 Manhard CONSULTING LTD <small>8478 Executive Pointe Way, Suite 10, Carson City, NV 89709 tel: (775) 882-5630 fax: (775) 885-7882 www.manhard.com Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	SHEET 2 OF 2 KDHCNV

April 27, 2022 - 07:44 Dwg Name: P:\Kdhdcnv01\dwg\Surv\Final Drawings\Exhibits\Surv\KDHCNV01 BLM ESMT GRADING.dwg Updated By: LSmithson

SECTION 1
 1:100 SCALE
 1" = 10'-0" HORIZONTAL
 1" = 10'-0" VERTICAL

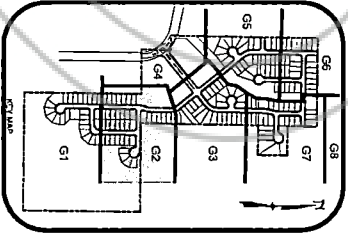
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PROPOSED GRADE	10.00
FINISH GRADE	10.00
CONCRETE FINISH GRADE	10.00
PAVEMENT FINISH GRADE	10.00
ASPHALT FINISH GRADE	10.00
GRAVEL FINISH GRADE	10.00
SOIL FINISH GRADE	10.00
ROCK FINISH GRADE	10.00
CONCRETE FINISH GRADE	10.00
PAVEMENT FINISH GRADE	10.00
ASPHALT FINISH GRADE	10.00
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PAVEMENT FINISH GRADE	10.00
ASPHALT FINISH GRADE	10.00
GRAVEL FINISH GRADE	10.00
SOIL FINISH GRADE	10.00
ROCK FINISH GRADE	10.00



- LEGEND**
- EXIST. GRADE
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 - CONCRETE FINISH GRADE
 - PAVEMENT FINISH GRADE
 - ASPHALT FINISH GRADE
 - GRAVEL FINISH GRADE
 - SOIL FINISH GRADE
 - ROCK FINISH GRADE



NOTES

- THE GRADING PROJECT AREA IS LOCATED WITHIN THE UNINCORPORATED AREA OF VALLEY KNOLLS, DOUGLAS COUNTY, NEVADA. THE PROJECT AREA IS SHOWN ON THE MAP OF VALLEY KNOLLS, DOUGLAS COUNTY, NEVADA, DATED 1978.
- ALL STREET AND PROPOSED PAVEMENT, ASPHALT, GRAVEL, AND SOIL ARE TO BE CUT TO FILL AND ADJUSTED TO ALL SPOT ELEVATIONS AND FINISH GRADES TO BE SHOWN ON THIS PLAN.
- EXISTING AND PROPOSED PAVEMENT, ASPHALT, GRAVEL, AND SOIL ARE TO BE CUT TO FILL AND ADJUSTED TO ALL SPOT ELEVATIONS AND FINISH GRADES TO BE SHOWN ON THIS PLAN.

PROFESSIONAL ENGINEER
MANHARD CONSULTING
 1-800-227-2800
 1000 W. WASHINGTON AVENUE, SUITE 100
 LAS VEGAS, NEVADA 89102

VALLEY KNOLLS
DOUGLAS COUNTY, NEVADA
GRADING PLAN

Manhard CONSULTING
 1-800-227-2800
 1000 W. WASHINGTON AVENUE, SUITE 100
 LAS VEGAS, NEVADA 89102

Exhibit B

The proposed right-of-way amendment will allow for grading associated with required roadway improvements within Douglas County's existing right-of-way authorization; N-78552 (attached). Constructing the required roadway improvements necessitate an amendment to the existing right-of-way authorization to allow for grading into BLM land. As shown in the attached Exhibits, the proposed authorization area is 3,627 sq. ft. (Exhibit A-1).

- a. Type of system or facility: Grading associated with road improvements, as authorized in N-78552, would be permitted within the amended right-of-way area.
- b. Related structures and facilities: None in the amendment area; the amendment area will contain grading associated with road improvements in the existing right-of-way.
- c. Physical specifications: 3,627 sq. ft. (Exhibit A-1)
- d. Term of years needed: Permanent
- e. Time of use or operation: Permanent
- f. Volume or amount of product to be transported: 425 cubic yards
- g. Duration and timing of construction: Construction of the road improvements is anticipated in 2021
- h. Temporary work areas needed for construction: Work areas will be within the amended right-of-way authorization area