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Alicia L. Lerud
Clerk of the Court
Transaction # 10730715 : sacordag

EXHIBIT 3

EXHIBIT 3



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

October 3, 2024

Via Certified Mail

DUANE R. SOUTH AND GENEVIEVE A. SOUTH
TRUSTEES OF THE SOUTH REVOCABLE TRUST
14165 Rim Rock Drive
Reno, NV 89521

Notice of Public Meeting – RTC Board
Mill Street Capacity & Safety Project
RTC Project No.: 211007
APN: 013-082-16
Situs: 2070 Mill Street

RE: Notice of Public Meeting Required by NRS 241.034

Dear Property Owner:

This notice is being provided to you pursuant to N.R.S. 241.034. On behalf of the Board of Commissioners of the Regional Transportation Commission (RTC), you are hereby notified that the RTC Board will convene a meeting at 9:00 a.m., on October 18, 2024. The meeting will take place at 1105 Terminal Way, Reno, NV 89502. The agenda and supporting materials for the meeting will be posted at 1105 Terminal Way, Reno, NV 89502 and on RTC's website at rtcwashoe.com, not later than 9:00 a.m. on the third working day before the meeting.

At the meeting, the RTC Board will consider whether to acquire, and may take action for RTC to acquire, the following property rights by the exercise of the power of eminent domain: (1) a fee simple interest a portion of APN 013-082-16 in 1,020 sf; (2) a permanent utility easement interest in a portion of APN 013-082-16 in the amount of 64 sf; and (3) a temporary construction easement on a portion of APN 013-082-16 in the amount of 511 sf (collectively, the "Property Rights"). The Property Rights are depicted in the enclosed metes and bounds descriptions and design drawings.

The RTC's preference would be to continue the negotiation process with you to acquire the Property Rights. If you are willing to do that, please contact Michele Payne, RTC Property Agent, by phone at (775) 332-2144.

Sincerely,

Bill Thomas, AICP
RTC Executive Director

Encl: Metes and bounds descriptions and design drawings
Exhibits "A" and "B" for Ptn. of APN 013-082-16

cc: Dale Keller, RTC Director of Engineering
Michele Payne, RTC Property Agent

LEGAL DESCRIPTION PREPARED BY:
HALANA D. SALAZAR, PLS
JACOBS ENGINEERING
50 W. LIBERTY ST., SUITE 205
RENO, NV 89501

EXHIBIT "A"
LEGAL DESCRIPTION

Ptn. of APN 013-082-16
Fee Parcel

Situate, lying and being in the City of Reno, County of Washoe, State of Nevada, and more particularly described as being a portion of the SW 1/4 of Section 7, T. 19 N., R. 20 E., M.D.M.; and more fully described by metes and bounds as follows:

BEGINNING at the intersection of the right or southerly right-of-way line of Mill Street with Grantor's westerly boundary line, 50.50 feet right of and at right angles to Highway Engineer's Station "M" 100+64.58 P.O.T.; said point of beginning further described as bearing S. 35°20'43" W. a distance of 2,970.00 feet from the center quarter corner of said Section 7; said corner further described as being a 3 inch brass cap in a survey well stamped "Center Sec 7/C ENGR" in Glendale Avenue; thence N. 25°47'53" E. along said westerly boundary line, a distance of 13.50 feet to the former right or southerly right-of-way line of said Mill Street; thence S. 63°53'38" E., along said former right-of-way line, a distance of 75.00 feet to Grantor's easterly boundary line; thence S. 25°47'53" W., along said easterly boundary line, a distance of 13.69 feet to said right or southerly right-of-way line of Mill Street; thence N. 63°45'10" W., along said southerly right-of-way line, a distance of 75.00 feet to the point of beginning; said parcel contains an area of 1,020 square feet (0.02 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.



4-9-23

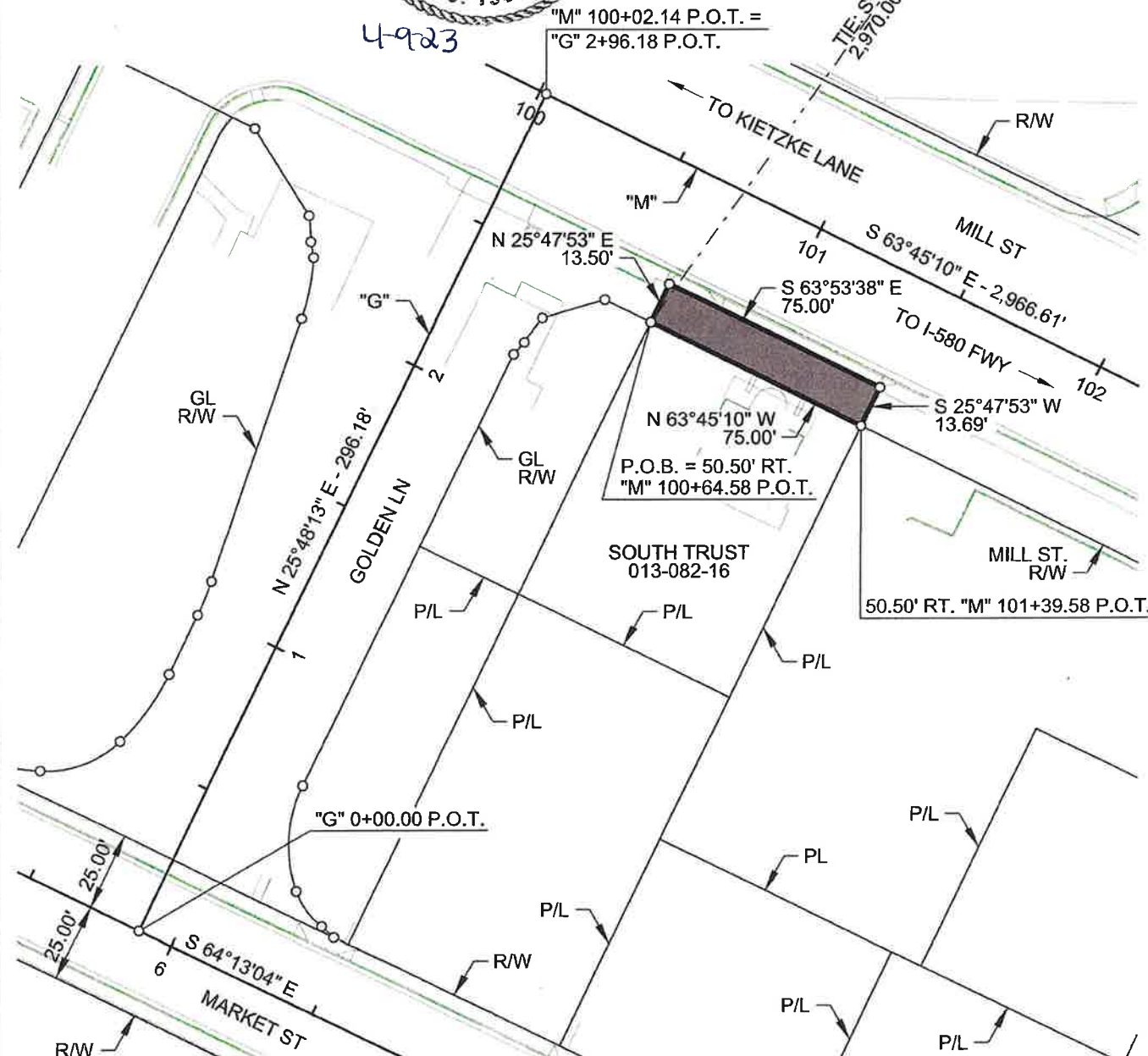
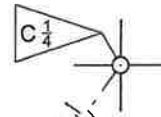
EXHIBIT "B"



SCALE: 1"=50'



FEE ACQUISITION



OWNER: DUANE R. SOUTH, TRUSTEE, GENEVIEVE A. SOUTH, TRUSTEE, SOUTH REVOCABLE TRUST DATED 12/12/11
 ASSESSOR PARCEL NO's: APN 013-082-16
 SECTION, TOWNSHIP, RANGE: SW 1/4 SECTION 7, T. 19 N., R. 20 E.
 AREA: 1,020 SQUARE FEET
 LOCATION: CITY OF RENO, COUNTY OF WASHOE

PROPERTY LOCATION MAP

JOB NO: W7Y47500

DATE: 04/09/2023

DRAWN BY: SB

CHECKED BY: HS

JACOBS
 50 W. LIBERTY ST. STE #205
 RENO, NV 89501
 (775) 329-7300

LEGAL DESCRIPTION PREPARED BY:
HALANA D. SALAZAR, PLS
JACOBS ENGINEERING
50 W. LIBERTY ST., SUITE 205
RENO, NV 89501

EXHIBIT "A"
NV ENERGY PERMANENT EASEMENT
LEGAL DESCRIPTION

Ptn. of APN 013-082-16

Situate, lying and being in the City of Reno, County of Washoe, State of Nevada, and more particularly described as being a portion of the SW 1/4 of Section 7, T. 19 N., R. 20 E., M.D.M.; and more fully described by metes and bounds as follows:

BEGINNING at the intersection of the right or southerly right-of-way line of Mill Street with Grantor's easterly boundary line, 50.50 feet right of and at right angles to Highway Engineer's Station "M" 101+39.58 P.O.T.; said point of beginning further described as bearing S. 33°54'40" W. a distance of 2,959.07 feet from the center quarter corner of said Section 7; said corner further described as being a 3 inch brass cap in a survey well stamped "Center Sec 7/C ENGR" in Glendale Avenue; thence S. 25°47'53" W., along said easterly boundary line, a distance of 7.17 feet; thence N. 63°45'10" W. a distance of 8.89 feet; thence N. 26°14'50" E. a distance of 7.17 feet to said right or southerly right-of-way line; thence S. 63°45'10" E., along said southerly right-of-way line, a distance of 8.84 feet to the point of beginning; said parcel contains an area 64 square feet.

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.



11-1-23

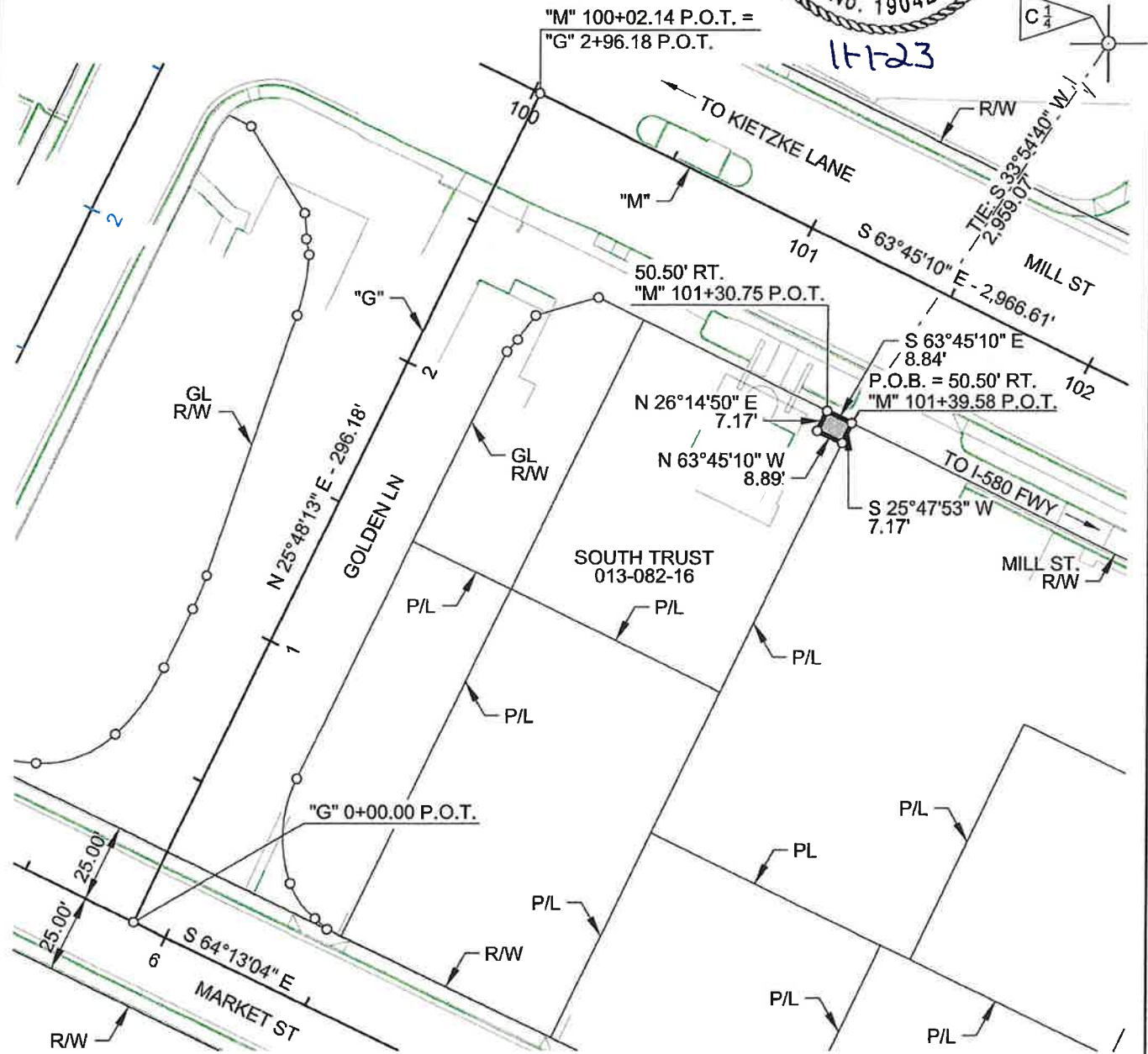
EXHIBIT "B"



SCALE: 1"=50'



NV ENERGY
PERMANENT EASEMENT



OWNER: DUANE R. SOUTH, TRUSTEE, GENEVIEVE A. SOUTH, TRUSTEE, SOUTH REVOCABLE TRUST DATED 12/12/11
 ASSESSOR PARCEL NO's: APN 013-082-16
 SECTION, TOWNSHIP, RANGE: SW 1/4 SECTION 7, T. 19 N., R. 20 E.
 AREA: 64 SQUARE FEET
 LOCATION: CITY OF RENO, COUNTY OF WASHOE

MAP TO SUPPORT AGREEMENT
FOR CONSTRUCTION
OUTSIDE OF RIGHT-OF-WAY

JOB NO: W7Y47500
 DATE: 11/01/2023
 DRAWN BY: SB
 CHECKED BY: HS

JACOBS
 50 W. LIBERTY ST. STE #205
 RENO, NV 89501
 (775) 329-7300

LEGAL DESCRIPTION PREPARED BY:
HALANA D. SALAZAR, PLS
JACOBS ENGINEERING
50 W. LIBERTY ST., SUITE 205
RENO, NV 89501

EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
LEGAL DESCRIPTION

Ptn. of APN 013-082-16

Situate, lying and being in the City of Reno, County of Washoe, State of Nevada, and more particularly described as being a portion of the SW 1/4 of Section 7, T. 19 N., R. 20 E., M.D.M.; and more fully described by metes and bounds as follows:

BEGINNING at the intersection of the right or southerly right-of-way line of Mill Street with Grantor's westerly boundary line, 50.50 feet right of and at right angles to Highway Engineer's Station "M" 100+64.58 P.O.T.; said point of beginning further described as bearing S. 35°20'43" W. a distance of 2,970.00 feet from the center quarter corner of said Section 7; said corner further described as being a 3 inch brass cap in a survey well stamped "Center Sec 7/C ENGR" in Glendale Avenue; thence S. 63°45'10" E., along said southerly right-of-way line, a distance of 75.00 feet to Grantor's easterly boundary line; thence S. 25°47'53" W., along said easterly boundary line, a distance of 11.00 feet; thence N. 63°45'10" W. a distance of 75.00 feet to said Grantor's westerly boundary line; thence N. 25°47'53" E., along said westerly boundary line, a distance of 11.00 feet to the point of beginning; said parcel contains an area of 825 square feet (0.02 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.



4-12-23

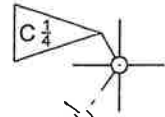
EXHIBIT "B"



SCALE: 1"=50'



TEMPORARY CONSTRUCTION EASEMENT



OWNER: DUANE R. SOUTH, TRUSTEE, GENEVIEVE A. SOUTH, TRUSTEE, SOUTH REVOCABLE TRUST DATED 12/12/11
 ASSESSOR PARCEL NO's: APN 013-082-16
 SECTION, TOWNSHIP, RANGE: SW 1/4 SECTION 7, T. 19 N., R. 20 E.
 AREA: 825 SQUARE FEET
 LOCATION: CITY OF RENO, COUNTY OF WASHOE

PROPERTY LOCATION MAP

JOB NO: W7Y47500
 DATE: 04/12/2023
 DRAWN BY: SB
 CHECKED BY: HS

JACOBS
 50 W. LIBERTY ST. STE #205
 RENO, NV 89501
 (775) 329-7300