

APN: 037-031-02, 037-390-05  
037-380-01, 037-360-03

When recorded, return original to:  
City of Sparks  
P.O. Box 857  
Sparks, Nevada 89432-0857  
Attn: City Clerk

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## City of Sparks

### **ORDER VACATING A PORTION OF A 12-FOOT WIDE PEDESTRIAN EASEMENT**

**WHEREAS** Being a portion of a 12-foot Pedestrian Easement per Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records, situate within Parcels 2-A, 2-B and 2-C as depicted on Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, and;

**WHEREAS** a petition has been made to the City to vacate portions of said pedestrian easement as described in Exhibits "A", "B", "C" and "D" and depicted on Exhibits "A-1", "B-1", "C-1" AND "D-1" attached hereto and by reference made a part hereof, in accordance with NRS 278.480, and said petition was reviewed by the Sparks City Council following a public hearing held on October 26, 2020, and;

**WHEREAS** notice was given by certified mail to each owner of property abutting the proposed abandonment, and was published in accordance with NRS 278.480(4) on October 5, 2020, a public hearing was conducted by this Council and as a result of the hearing, the Sparks City Council finds that the public will not be materially injured by the proposed vacation of the pedestrian easement.

### **NOW THEREFORE IT BE ORDERED BY THE CITY COUNCIL OF THE CITY OF SPARKS, NEVADA**

Section 1. The City of Sparks does hereby VACATE all of its rights regarding the pedestrian easement described in Exhibits "A", "B", "C" and "D" and depicted on Exhibits "A-1", "B-1", "C-1" AND "D-1", attached hereto and by reference made a part hereof, TO THE PARTIES LEGALLY ENTITLED THERETO (as provided in NRS 278.480 and other provisions of Nevada law).

Section 2. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provisions of this resolution and to



**EXHIBIT A  
PARTIAL EASEMENT RELINQUISHMENT  
LEGAL DESCRIPTION**

Being a portion of the 12 foot Pedestrian Easement per Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records, situate within Parcel A as depicted on Record of Survey No. 5698 recorded on January 22, 2016, as File Number 4552961 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

An easement being 12.00 feet in width, lying 5.00 feet each side of the herein described centerline.

**COMMENCING** at the southerly terminus of a line labeled "South 30°11'36" East 64.78'" of said Parcel A;

**THENCE** South 89°59'27" West a distance of 7.32 feet, to the **POINT OF BEGINNING**;

**THENCE** from a radial line which bears South 49°14'34" West, a distance of 3.94 feet along the curve of a 21.00 foot radius curve to the right, through a central angle of 10°44'55";

**THENCE** North 30°00'34" West a distance of 47.14 feet, to the **POINT OF TERMINUS**.

The sidelines of the herein described easement shall be extended or truncated as to terminate at the easterly line of said Parcel A.

Containing 613 square feet of land, more or less.

**SEE EXHIBIT A-1** attached hereto and made a part hereof.

The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Prepared by  
Odyssey Engineering, Inc.  
Kelly R. Combest, P.L.S. 16444  
895 Roberta Lane, Suite 104  
Sparks, NV 89431

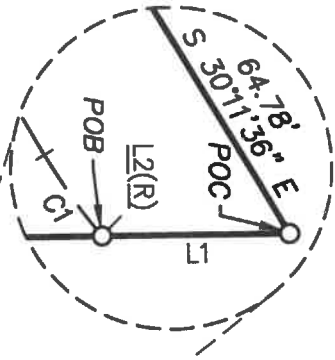


**EASEMENT RELINQUISHMENT**  
 LOCATED WITHIN SW 1/4 SECTION 3,  
 T.19N., R.20E., M.D.M.  
 SPARKS WASHOE COUNTY NEVADA

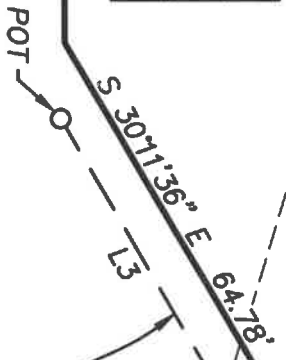
COMMON AREA  
 TM 4763

PARCEL C  
 ROS 5698

PARCEL A  
 ROS 5698



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	21.00'	3.94'	10°44'55"



PARCEL LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	7.32'	S89°59'27"W	
L2(R)		S49°14'34"W	
L3	47.14'	N30°00'34"W	

**EXHIBIT B  
PARTIAL EASEMENT RELINQUISHMENT  
LEGAL DESCRIPTION**

Being a portion of the 12 foot Pedestrian Easement per Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records, situate within Parcel C as depicted on Record of Survey No. 5698 recorded on January 22, 2016, as File Number 4552961 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

An easement being 12.00 feet in width, lying 6.00 feet each side of the herein described centerline.

**COMMENCING** at the westerly terminus of a line labeled "South 89°59'26" West 271.00'" of said Parcel C;

**THENCE** coincident with the southeasterly line of said Parcel C, South 0°00'00" East a distance of 0.84 feet, to the **POINT OF BEGINNING**;

**THENCE** departing said line, South 89°59'29" West a distance of 11.25 feet to the beginning of a curve;

**THENCE** a distance of 18.05 feet along the arc of a 21.00 foot radius curve to the left, through a central angle of 49°15'05", to the **POINT OF TERMINUS**, also being coincident with the westerly line of said Parcel C.

The sidelines of the herein described easement shall be extended or truncated as to terminate at the westerly line of said Parcel C.

Containing 351 square feet of land, more or less.

**SEE EXHIBIT B-1** attached hereto and made a part hereof.

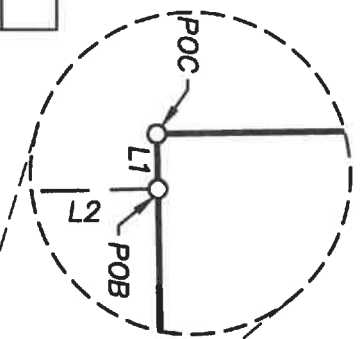
The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

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895 Roberta Lane, Suite 104  
Sparks, NV 89431



**SCALE: NTS**  


**EASEMENT RELINQUISHMENT**  
 LOCATED WITHIN SW 1/4 SECTION 3,  
 T.19N., R.20E., M.D.M.  
 SPARKS WASHOE COUNTY NEVADA



PARCEL LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	0.84'	S0°00'00"E	
L2	11.25'	S89°59'29"W	

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	21.00'	18.05'	49°15'05"

PARCEL A  
 ROS 5698

PARCEL C  
 ROS 5698

N 89°59'26" E 271.00'

COMMON AREA  
 TM 4763

PORTION OF  
 12' PEDESTRIAN  
 EASEMENT PER  
 PM 4214 TO BE  
 RELINQUISHED

  
**EXHIBIT "B-1"**  
 WWW.ODYSEY-CIVIL-ENGINEERING.COM  
**ODYSEY ENGINEERING**  
 INCORPORATED

**EXHIBIT C  
PARTIAL EASEMENT RELINQUISHMENT  
LEGAL DESCRIPTION**

Being a portion of the 12 foot Pedestrian Easement per Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records, situate within the Common Area as depicted on Tract Map 4763, recorded on March 30, 2007, as File Number 3515735 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows

An easement being 12.00 feet in width, lying 6.00 feet each side of the herein described centerline.

**COMMENCING** at the northeasterly corner of said Common Area,

**THENCE** coincident with the easterly line of said Common Area, South 0°00'00" East a distance of 0.84 feet, to the **POINT OF BEGINNING**;

**THENCE** departing said line, from a line which bears North 00°00'34" West, a distance of 17.28 feet along the arc of a 11.00 foot radius curve to the right, through a central angle of 89°59'56";

**THENCE** South 00°00'34" East a distance of 227.50 feet;

**THENCE** North 89°59'26" East a distance of 76.16 feet, to the beginning of a curve;

**THENCE** a distance of 3.30 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 09°26'28", to the **POINT OF TERMINUS**.

The sidelines of the herein described easement shall be extended or truncated as to terminate at the southerly line of said Common Area.

Containing 3,846 square feet of land, more or less.

**SEE EXHIBIT C-1** attached hereto and made a part hereof.

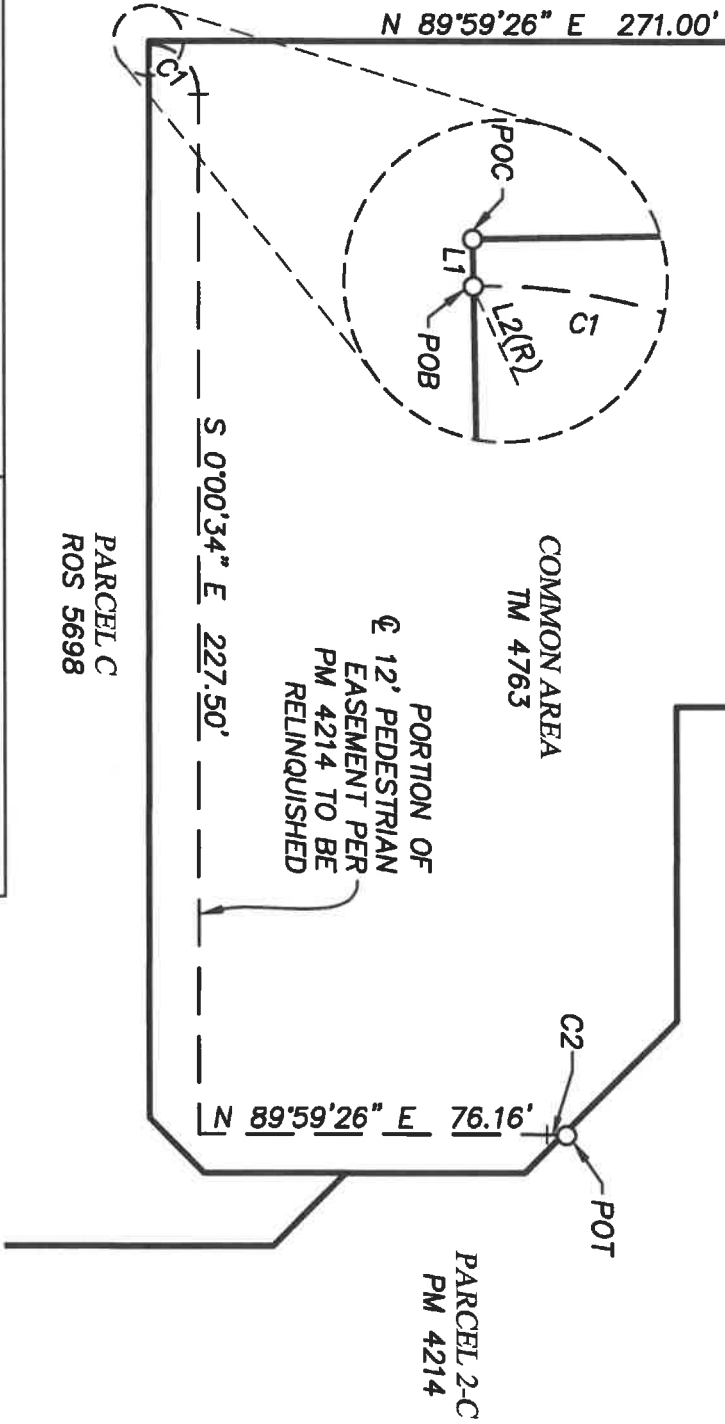
The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

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**EASEMENT RELINQUISHMENT**  
 LOCATED WITHIN SW 1/4 SECTION 3,  
 T.19N., R.20E., M.D.M.  
 SPARKS WASHOE COUNTY NEVADA



PARCEL C  
 ROS 5698

PARCEL 2-C  
 PM 4214

CURVE TABLE				PARCEL LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	LINE	LENGTH	DIRECTION
C1	11.00'	17.28'	89°59'56"	L1	0.84'	S0°00'00"E
C2	20.00'	3.30'	9°26'28"	L2(R)		N0°00'34"W





**EXHIBIT D  
PARTIAL EASEMENT RELINQUISHMENT  
LEGAL DESCRIPTION**

Being a portion of the 12 foot Pedestrian Easement per Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records, situate within Parcel 2-C as depicted on Parcel Map No. 4214 recorded on June 24, 2004, as File Number 3058667 of the Washoe County Official Records. Said property being situate in the Southwest One-Quarter (1/4) of Section 3, Township 19 North, Range 20 East, M.D.M., City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

An easement being 12.00 feet in width, lying 6.00 feet each side of the herein described centerline.

**COMMENCING** at the easterly terminus of a line labeled "*North 89°59'26" East 38.98'"*" of said Parcel 2-C and beginning of a curve;

**THENCE** coincident with the northerly line of said Parcel 2-C, North 45°01'09" East a distance of 11.64 feet to the **POINT OF BEGINNING**;

**THENCE** departing said line, from a radial line which bears North 09°25'54" East, a distance of 12.71 feet along the arc of a 20.00 foot radius curve to the right, through a central angle of 36°24'05";

**THENCE** South 44°10'01" East a distance of 37.04 feet, to the beginning of a curve;

**THENCE** a distance of 9.71 feet along the arc of a 21.00 foot radius curve to the right, through a central angle of 26°29'09", to the **POINT OF TERMINUS**.

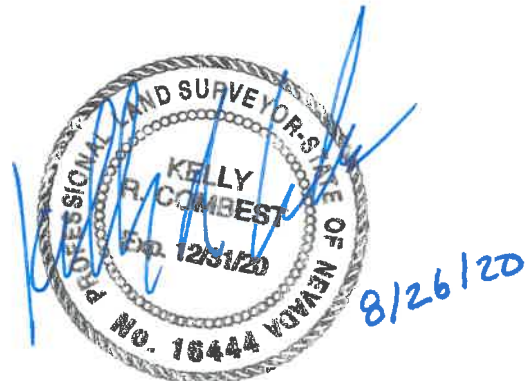
The sidelines of the herein described easement shall be extended or truncated as to terminate at the northerly line of said Parcel 2-C.

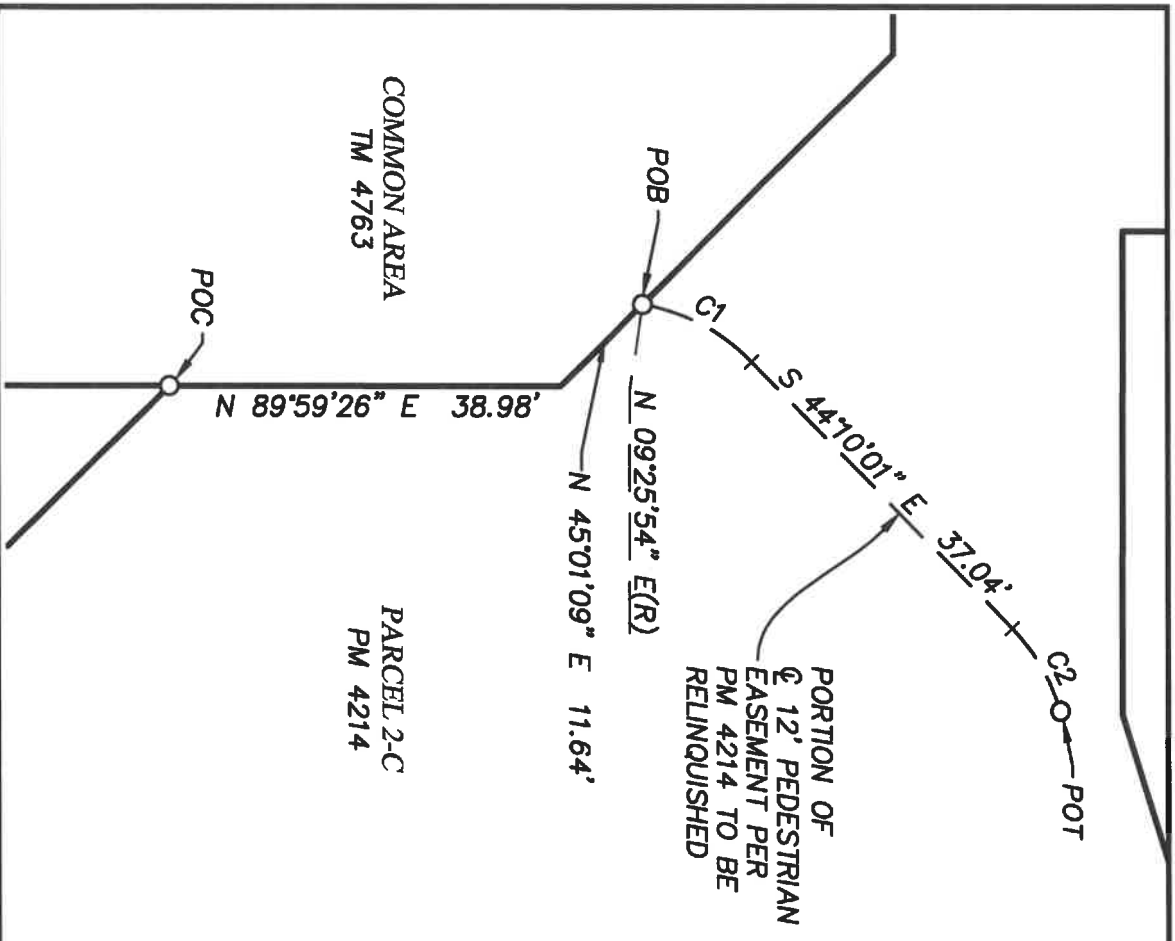
Containing 715 square feet of land, more or less.

**SEE EXHIBIT D-1** attached hereto and made a part hereof.

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**EASEMENT RELINQUISHMENT**  
 LOCATED WITHIN SW 1/4 SECTION 3,  
 T.19N., R.20E., M.D.M.  
 SPARKS WASHOE COUNTY NEVADA

**SCALE: NTS**  


CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	12.71'	36°24'05"
C2	21.00'	9.71'	26°29'09"