

APN: 033-201-35

Mail Tax Statements to:
John Z. Szajner & Alison J. Szajner
25403 Via Novia
Valencia, CA 91355

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

City of Sparks

**ORDER VACATING RIGHT OF WAY WITH
RESERVATION OF EASEMENTS**

WHEREAS Tract Map 203 was filed in the Official Records of Washoe County, Nevada on April 20, 1927, Lincoln Park Addition, lying within the Northeast Quarter of the Southwest Quarter of Section 4, Township 19 North, Range 20 East, M. D. B. & M. Said Tract Map granted streets and alleys as shown thereon to the City of Sparks, Washoe County, Nevada; and

WHEREAS a petition has been made to the City to vacate portions of said right of ways as described in Exhibit "A" and depicted on Exhibit "B", 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 June 10, 2019; 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 May 24, 2019, 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 street dedication, provided, however, that easements for public utilities are appropriately reserved as allowed by NRS 278.480(6).

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

Section 1. That under the provisions of NRS 278.480(6), all existing utility easements over the land described in Exhibit "A" shall remain in full force and effect in accordance with their terms; and

EXHIBIT A

LEGAL DESCRIPTION

All that certain real property situate in the City of Sparks, County of Washoe, State of Nevada lying within the northeast quarter of the southwest quarter of section 4, Township 19 North, Range 20 East, MDB&M, being more particularly described as follows:

Commencing at Washoe County GPS control monument number N53SM01209, also known as Sparks Bench Mark SBM77, a nail and washer set in the top of curb, as shown on Record of Survey 3885, document 2522263 recorded February 7, 2001 Washoe County records, thence S59°32'49"W, 137.75 feet to the intersection of the south right of way line of Prater Way and the east line of Lot 1 Block 24 Lincoln Park Addition to the City of Sparks as shown on Tract Map 203 document 39747 recorded April 20, 1927 Washoe County Records, said intersection being the true POINT OF BEGINNING,

Thence southeasterly along a curve concave to the southwest with radius 22.75 feet and radial bearing S14°09'11"W, 16.15 feet along the arc through a central angle of 40°40'58" to a point on the west right of way line of Stanford Way, a line offset 30 feet as measured perpendicular to the centerline of the southern extension of Stanford Way as defined by a monument at the intersection of Prater Way and the southerly extension of Stanford Way, described above, and the center of a standard survey monument well at the intersection of Stanford Way and Lincoln Way;

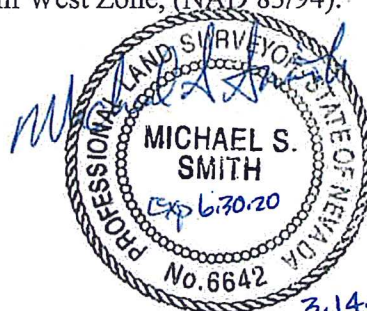
Thence S1°29'56"W, 210.68 feet along said west right of way line to a point on the easterly prolongation of the agreement line between the property known as 737 Stanford Way, as described in Grant, Bargain, and Sale Deed document 4823953 recorded June 18, 2018, and the property known as 657 Stanford Way as described in Grant, Bargain, and Sale Deed document 4501858 recorded August 11, 2015 and the remainder of abandoned G-street as vacated and appended by City of Sparks in Sparks Resolution 471 dated May 28, 1957 recorded as document 277125, Book 6, Page 569 Liens and Miscellaneous, said agreement line as recorded in document number 4892570 on 7 March, 2019, all Washoe County records;

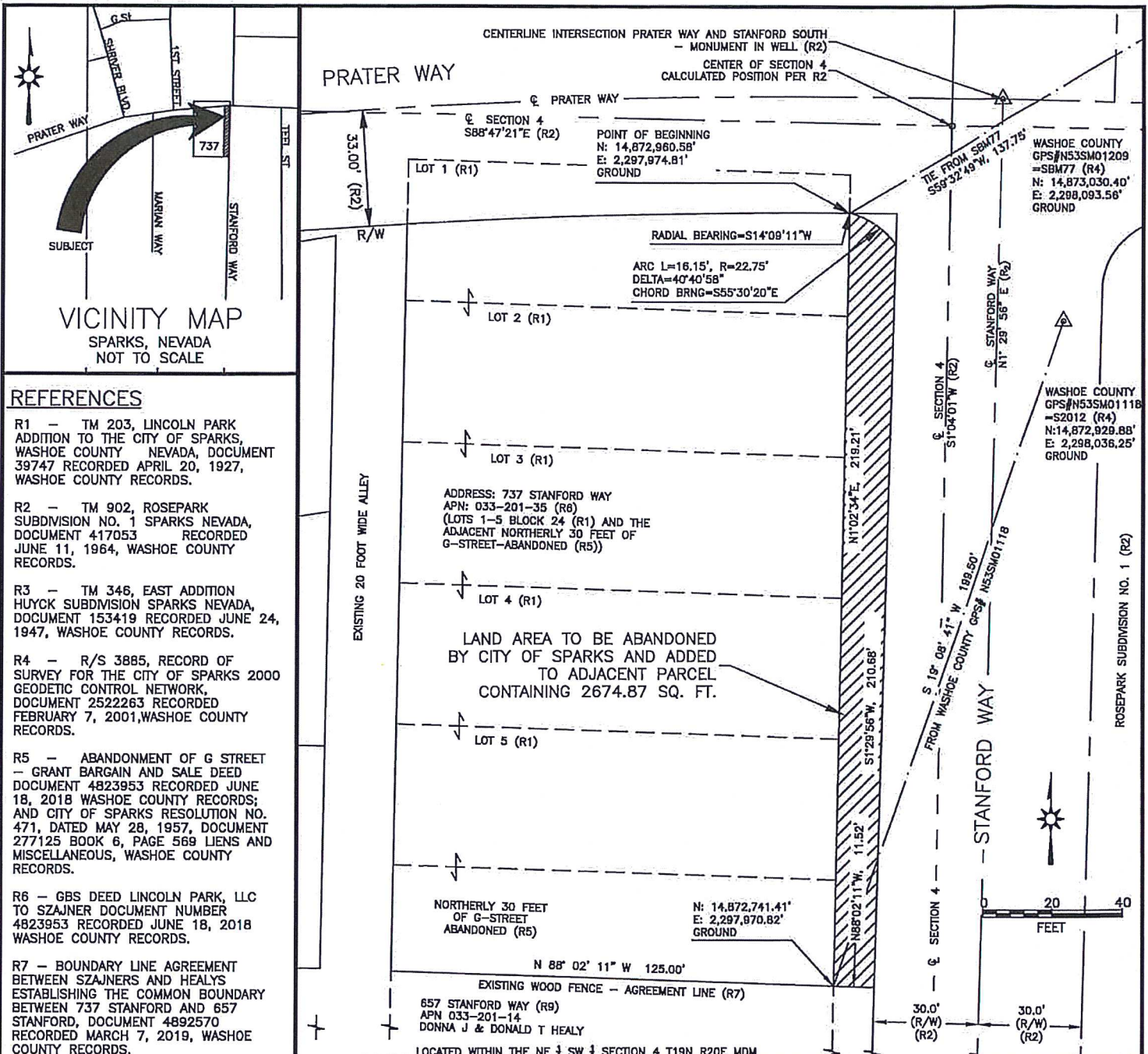
Thence N88°02'11"W, 11.52 feet along the prolongation of said agreement line between 737 and 657 Stanford Way, previously described, to the southeast corner of the property known as 737 Stanford Way, previously described, common with the northeast corner of the property known as 657 Stanford Way, previously described, said point bearing S19°08'41"W, 199.50 feet from Washoe County GPS survey control monument N53SM01118, also known as S2012, a nail with two washers set in the top of curb 2 feet east of the east curb return on the north side of Prater Way and the east side of Stanford Way, as shown on Record of Survey 3885, document 2522263 recorded February 7, 2001 Washoe County records;

Thence N1°02'34"E, 219.21 feet along the east line of the property known as 737 Stanford Way, previously described, to the POINT OF BEGINNING, containing 2675 square feet, more or less, and as shown on attached Exhibit B.

BASIS OF BEARINGS: Nevada State Plane Coordinate System West Zone, (NAD 83/94).

*Pursuant to NRS 111.312, this description was prepared by:
Michael S. Smith, PE, PLS, SWRS
Reno Tahoe Geo Associates, Inc.
12000 Old Virginia Road
Reno, NV 89520*





REFERENCES

- R1 - TM 203, LINCOLN PARK ADDITION TO THE CITY OF SPARKS, WASHOE COUNTY NEVADA, DOCUMENT 39747 RECORDED APRIL 20, 1927, WASHOE COUNTY RECORDS.
- R2 - TM 902, ROSE PARK SUBDIVISION NO. 1 SPARKS NEVADA, DOCUMENT 417053 RECORDED JUNE 11, 1964, WASHOE COUNTY RECORDS.
- R3 - TM 346, EAST ADDITION HUYCK SUBDIVISION SPARKS NEVADA, DOCUMENT 153419 RECORDED JUNE 24, 1947, WASHOE COUNTY RECORDS.
- R4 - R/S 3885, RECORD OF SURVEY FOR THE CITY OF SPARKS 2000 GEODETIC CONTROL NETWORK, DOCUMENT 2522263 RECORDED FEBRUARY 7, 2001, WASHOE COUNTY RECORDS.
- R5 - ABANDONMENT OF G STREET - GRANT BARGAIN AND SALE DEED DOCUMENT 4823953 RECORDED JUNE 18, 2018 WASHOE COUNTY RECORDS; AND CITY OF SPARKS RESOLUTION NO. 471, DATED MAY 28, 1957, DOCUMENT 277125 BOOK 6, PAGE 569 LIENS AND MISCELLANEOUS, WASHOE COUNTY RECORDS.
- R6 - GBS DEED LINCOLN PARK, LLC TO SZAJNER DOCUMENT NUMBER 4823953 RECORDED JUNE 18, 2018 WASHOE COUNTY RECORDS.
- R7 - BOUNDARY LINE AGREEMENT BETWEEN SZAJNERS AND HEALYS ESTABLISHING THE COMMON BOUNDARY BETWEEN 737 STANFORD AND 657 STANFORD, DOCUMENT 4892570 RECORDED MARCH 7, 2019, WASHOE COUNTY RECORDS.
- R9 - GBS DEED HEALY TO HEALY DOCUMENT NO. 4501856 RECORDED AUGUST 11, 2015 WASHOE COUNTY RECORDS.

NARRATIVE

THIS EXHIBIT DESCRIBES A GAP BETWEEN THE WEST RIGHT OF WAY LINE OF STANFORD WAY AND 737 STANFORD WAY. SAID GAP IS TO BE ABANDONED, VACATED, AND ADDED TO THE ADJACENT PROPERTY AS IT WAS FOUND TO BE UNNEEDED FOR STREET RIGHT OF WAY PURPOSES.

BASIS OF BEARINGS AND COORDINATES

THE CENTERLINE OF STANFORD WAY PER R2. COORDINATES SHOWN ARE GROUND COORDINATES IN THE NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 PER R4. COMBINED GRID TO GROUND FACTOR = 1.000197939.

SURVEYOR'S STAMP

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA

MICHAEL S. SMITH

Exp 630.20

No. 6642

3.14.2019

RECORDING INFORMATION

EXHIBIT B

EXCESS LAND AREA TO BE ABANDONED BY SPARKS AND ADDED TO 737 STANFORD WAY

PLATE 1

Reno Tahoe Geo Associates, Inc.

P.O. Box 18449 CONSULTING CIVIL ENGINEERS TEL (775)853-9100
Reno, Nevada 89511 FAX (775)853-9199

JOB # 18112.001 APPR: MSS DATE: 03/14/19 CITY OF SPARKS WASHOE COUNTY NEVADA