

**APN's 032-341-22, 032-341-23 and 032-341-30**

Mail tax statements to:  
City of Sparks Redevelopment Agency  
431 Prater Way  
Sparks, Nevada 89431  
ATTN: Stephen W. Driscoll

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

**BOUNDARY LINE ADJUSTMENT**

**QUITCLAIM DEED**

COMES NOW, **CITY OF SPARKS, A MUNICIPAL CORPORATION**, as owner of Parcel M, as shown on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, **FIRST PARTY**, and **REDEVELOPMENT AGENCY OF THE CITY OF SPARKS, NEVADA**, as owner of Parcel D and Parcel E, as shown on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, **SECOND PARTY**, and enter into this indenture as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**WITNESSETH**

**THAT THE PARTIES**, as owner of adjacent and abutting parcels of land, for good and valuable consideration, do by these presents desire to adjust the boundary line between said parcels pursuant to NRS 278.461 4 (c), said parcels situate within a portion of the Southeast (SE1/4) of Section Five (5), Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, County of Washoe, State of Nevada.

**NOW THEREFORE**, the **FIRST PARTY** does by these presents, quitclaim, bargain, and convey, all the lands necessary to effect this boundary line adjustment, so that the lands owned by the **FIRST PARTY** shall be as described in Exhibit "A" as PARCEL M-1, and so that the lands owned by the **SECOND PARTY** shall be as described in Exhibit "A" as PARCEL D-1 and PARCEL E-1, attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the **PARTIES** have caused these presents to be executed the day and year first above written.

**FIRST PARTY:**

**CITY OF SPARKS, A MUNICIPAL CORPORATION**

**BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**GENO MARTINI, MAYOR**

**ATTEST:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**CITY CLERK AND CLERK  
OF THE CITY COUNCIL**

STATE OF NEVADA     )  
  ) S.S.  
COUNTY OF WASHOE    )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, GENO MARTINI AS MAYOR OF THE CITY OF SPARKS, A MUNICIPAL CORPORATION, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY

IN WITNESS WHEREOF, the PARTIES have caused these presents to be executed the day and year first above written.

SECOND PARTY:

REDEVELOPMENT AGENCY OF THE CITY OF SPARKS, NEVADA

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHARLENE BYBEE, CHAIR

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
AGENCY SECRETARY

STATE OF NEVADA     )  
                                  ) S.S.  
COUNTY OF WASHOE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, JULIA RATTI AS CHAIR OF THE REDEVELOPMENT AGENCY OF THE CITY OF SPARKS, NEVADA, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSES HEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC

APPROVED AS TO FORM

\_\_\_\_\_  
CITY ATTORNEY



*Land Information Solutions*

## **TRI STATE SURVEYING, LTD.**

1925 E. Prater Way  
Sparks, Nevada 89434  
Telephone (775) 358-9491 ♦ FAX (775) 358-3664  
Toll Free: 1-800-411-3752

February 14, 2017  
Job No. 16111.01.RM

### **EXHIBIT "A" Legal Description**

#### **PARCEL D-1**

All that certain parcel situate within a portion of the southeast One-Quarter (1/4) of Section 5, Township 19 North, Range 20 East, Mount Diablo Meridian, City of Sparks, Washoe County, Nevada, being portions of Parcel D and Parcel M as shown on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, and being all of ABANDONMENT AREA #1 as described in Order Vacating Right of Way, Document No. \_\_\_\_\_ in the Official Records of Washoe County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the southeast corner of said ABANDONMENT AREA #1, from which the southeast corner of said Section 5 bears South 74°31'39" East, 1793.08 feet, said point also being on the northerly right-of-way line of Avenue of the Oaks;

THENCE along the southerly line of said ABANDONMENT AREA #1, coincident with said northerly right-of-way line, North 88°39'31" West, 90.98 feet to the southwest corner of said ABANDONMENT AREA #1, being the intersection of said northerly right-of-way line and the easterly line of 13th Street;

THENCE along the westerly line of said ABANDONMENT AREA #1 and the westerly line of said Parcel D, coincident with said easterly right-of-way line, North 01°19'36" East, 112.30 feet to the northwest corner of said Parcel D;

THENCE leaving said easterly right-of-way line, along the northerly line of said Parcel D, South 88°40'24" East, 73.33 feet;

THENCE leaving said northerly line, South 01°19'36" West, 5.00 feet;

THENCE South 88°40'24" East, 22.66 feet;

THENCE South 01°19'36" West, 7.00 feet;

THENCE North 88°40'24" West, 5.00 feet to the easterly line of said Parcel D;

THENCE along said easterly line and the easterly line of the above mentioned ABANDONMENT AREA #1, South 01°19'36" West, 100.33 feet to the POINT OF BEGINNING.

said Parcel D-1 contains 10,165 square feet, more or less.

#### PARCEL M-1

All that certain parcel situate within a portion of the southeast One-Quarter (1/4) of Section 5, Township 19 North, Range 20 East, Mount Diablo Meridian, City of Sparks, Washoe County, Nevada, being a portion of Parcel M as shown on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

BEGINNING at the southeast corner of said Parcel M, from which the southeast corner of said Section 5 bears South 73°33'37" East, 1684.46 feet, said point also being on the northerly right-of-way line of Avenue of the Oaks;

THENCE along the southerly line of said Parcel M, coincident with said northerly right-of-way line, North 88°39'31" West, 95.01 feet to the southwest corner of said Parcel M;

THENCE along the westerly line of said Parcel M, North 01°19'36" East, 99.33 feet;

THENCE continuing along said westerly line, North 88°40'24" West, 12.50 feet;

THENCE leaving said westerly line, North 01°19'36" East, 7.00 feet;

THENCE North 88°40'24" West, 22.66 feet;

THENCE North 01°19'36" East, 5.00 feet to the northerly line of said Parcel M;

THENCE along said northerly line, South 88°40'24" East, 51.42 feet to the beginning of a non-tangent curve to the left, from which the radius bears North 61°34'28" East;

THENCE continuing along said northerly line, 75.71 feet along the arc of a 36.00 foot radius curve, through a central angle of 120°29'44";

THENCE continuing along said northerly line, South 88°40'24" East, 51.41 feet;

THENCE leaving said northerly line, South 01°19'36" West, 5.00 feet;

THENCE North 88°40'24" West, 22.66 feet;

THENCE South 01°19'36" West, 7.00 feet to the easterly line of said Parcel M;

THENCE along said easterly line, North 88°40'24" West, 12.52 feet;

THENCE continuing along said easterly line, South 01°19'36" West, 99.35 feet to the POINT OF BEGINNING.

said Parcel M-1 contains 10,301 square feet, more or less.

#### **PARCEL E-1**

All that certain parcel situate within a portion of the southeast One-Quarter (1/4) of Section 5, Township 19 North, Range 20 East, Mount Diablo Meridian, City of Sparks, Washoe County, Nevada, being portions of Parcel E and Parcel M as shown on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, and being all of ABANDONMENT AREA #2 as described in Order Vacating Right of Way, Document No. \_\_\_\_\_ in the Official Records of Washoe County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the southeast corner of said ABANDONMENT AREA #2, from which the southeast corner of said Section 5 bears South 72°34'12" East, 1579.67 feet, said point also being on the northerly right-of-way line of Avenue of the Oaks;

THENCE along the southerly line of said ABANDONMENT AREA #2, coincident with said northerly right-of-way line, North 88°39'31" West, 91.02 feet to the southwest corner of said ABANDONMENT AREA #2;

THENCE along the westerly line of said ABANDONMENT AREA #2 and the westerly line of said Parcel E, North 01°19'36" East, 100.36 feet;

THENCE leaving said westerly line, North 88°40'24" West, 4.97 feet;

THENCE North 01°19'36" East, 7.00 feet;

THENCE South 88°40'24" East, 22.66 feet to a point on the above mentioned westerly line of said Parcel E;

THENCE along said westerly line, North 01°19'36" East, 5.00 feet to the northwest corner of said Parcel E;

THENCE along the northerly line of said Parcel E, South 88°40'24" East, 73.34 feet to the northeast corner of said Parcel E;

THENCE along the easterly line of said Parcel E and the easterly line of the above mentioned ABANDONMENT AREA #2, South  $01^{\circ}19'36''$  West, 112.38 feet to the POINT OF BEGINNING.

Said Parcel E-1 contains 10,175 square feet, more or less.

**BASIS OF BEARING:**

The Grid bearing of North  $87^{\circ}02'39''$  East, between Washoe County G.P.S. monuments "R2057" and "S2010", based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD '83/'94 HARN). Grid to Ground factor = 1.000197939.



Date 02/23/2017  
David C. Crook, P.L.S.  
Nevada Certificate No. 10836