

BILL NO. _____

INTRODUCED BY CITY COUNCIL

ORDINANCE NO. _____

PCN18-0020 - 1.9 ACRES AT
2101 SULLIVAN LANE

A GENERAL ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN LANDS TO THE CITY OF SPARKS; LANDS MORE SPECIFICALLY DESCRIBED AS ASSESSOR PARCEL NUMBER 026-341-45, A SITE APPROXIMATELY 1.9 ACRES IN SIZE, OWNED BY MARC BEBOUT AND LOCATED AT 2101 SULLIVAN LAND WITHIN THE CITY OF SPARKS' SPHERE OF INFLUENCE; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: The property described and depicted in Exhibit '02', which is attached hereto and incorporated herein by reference, and situated in the County of Washoe, State of Nevada, shall become and hereafter shall be a part of the City of Sparks and shall be embraced within the corporate limits of this said City.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law.

SECTION 4: This ordinance shall become effective upon

passage, approval and publication.

SECTION 5: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 6: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 7: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED AND ADOPTED this _____ day of July 2018, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

GENO MARTINI, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

TERESA GARDNER, City Clerk

CHESTER H. ADAMS, City Attorney

PARCEL 1 LEGAL DESCRIPTION - BEBOUT
 ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

THE SOUTH 440 FEET OF LOT 32 AND THE EAST 33 FEET OF THE SOUTH 440 FEET OF LOT 31, OF P.J. KELLEY'S RANCH SUBDIVISION OF TOWNSHIPS 19 AND 20, RANGE 20 EAST, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA, ON JANUARY 9, 1905.

EXCEPTING THEREFROM, LOT 32, THE EAST 22 FEET THEREOF CONVEYED TO THE COUNTY OF WASHOE, BY DEED RECORDED IN BOOK 26, PAGE 475, DEED RECORDS.

EXCEPTING THEREFROM, ALL THOSE PORTIONS CONVEYED TO THE STATE OF NEVADA, BY DEED RECORDED ON JANUARY 3, 1980, BOOK 1464, PAGE 950, DOCUMENT NO. 650000, OF OFFICIAL RECORDS, COUNTY OF WASHOE, STATE OF NEVADA.

EXCEPTING THEREFROM, ALL OF THOSE PORTIONS CONVEYED TO ROBERT A. DRAKE AND FLORENCE N. DRAKE, HIS WIFE AND RILLA DRAKE FALL AND ELLIS F. FALL, HER HUSBAND BY GRANT, BARGAIN, SALE DEED, RECORDED ON MARCH 7, 1984, PAGE 326, DOCUMENT NO. 911097, OFFICIAL RECORDS, COUNTY OF WASHOE, STATE OF NEVADA.

THE ABOVE LEGAL DESCRIPTION WAS TAKEN FROM PRIOR DOCUMENT NO. 2935360.

PARCEL 2 LEGAL DESCRIPTION - SULLIVAN LANE
 ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF WASHOE, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.;

THENCE N01°32'52"W, A DISTANCE OF 661.89 FEET, TO THE SOUTHEAST CORNER OF THE BEBOUT PARCEL, DESCRIBED IN DOCUMENT NO. 3690005, OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA, AND THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE EAST LINE OF SAID BEBOUT PARCEL, N01°28'59"E, A DISTANCE OF 261.65 FEET;

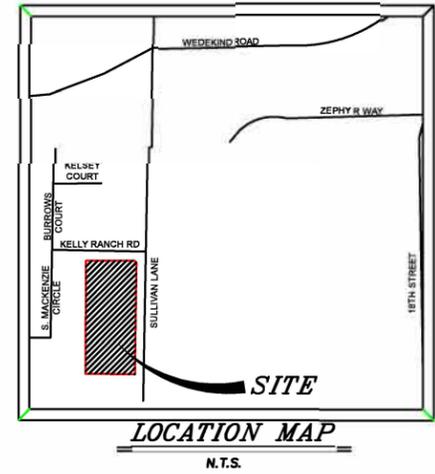
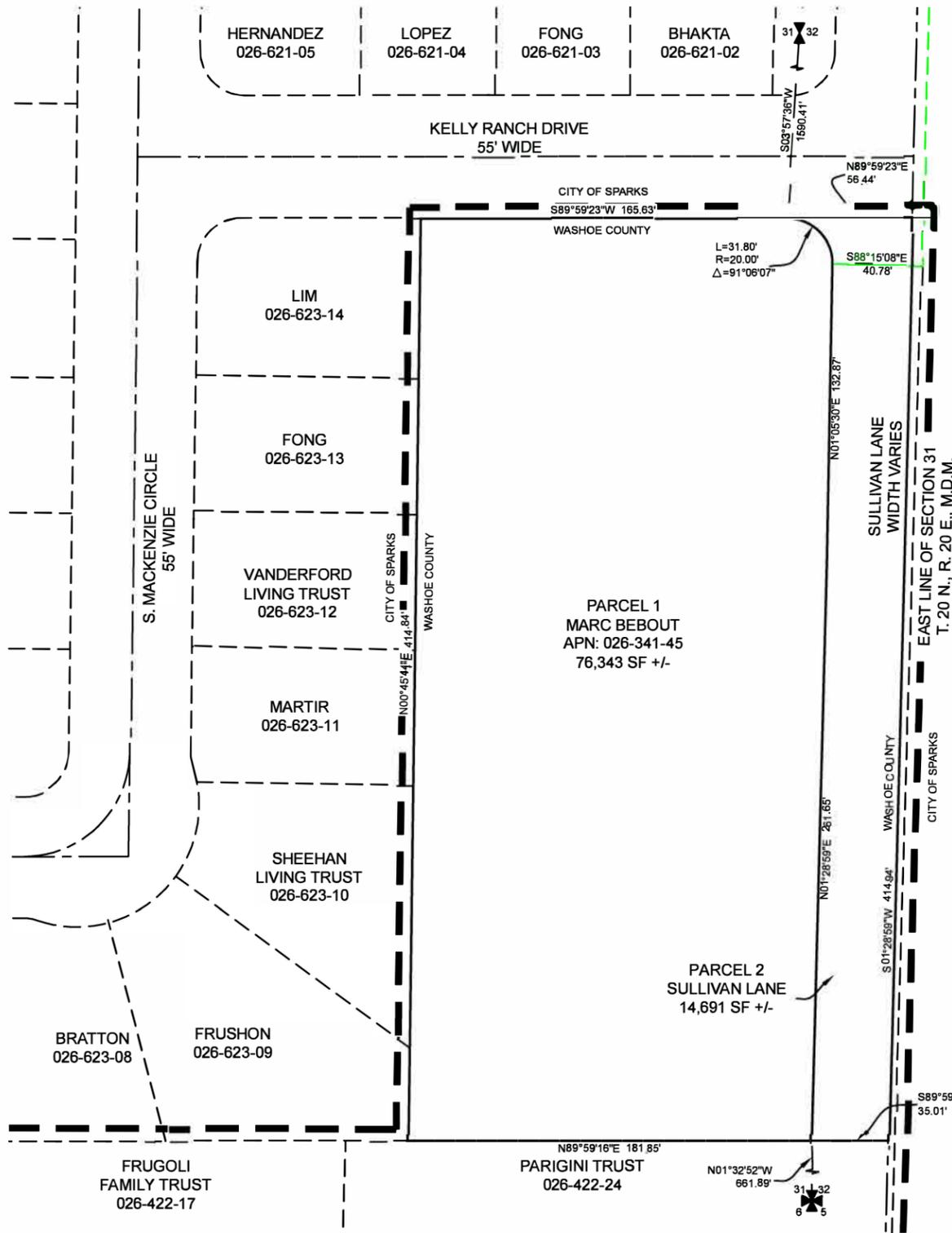
THENCE CONTINUING ALONG THE EAST LINE OF SAID BEBOUT PARCEL, N01°05'30"E, A DISTANCE OF 132.87 FEET;

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 91°06'07", AND AN ARC LENGTH OF 31.80 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF KELLY RANCH DRIVE;

THENCE LEAVING SAID SOUTH LINE, N89°59'23"E, A DISTANCE OF 56.44 FEET, TO THE CENTERLINE OF SULLIVAN LANE;

THENCE ALONG SAID CENTERLINE, S01°28'59"W, A DISTANCE OF 414.84 FEET;

THENCE LEAVING SAID CENTERLINE, S89°59'16"W, A DISTANCE OF 35.01 FEET, TO THE POINT OF BEGINNING.



NOTES:
 THIS MAP DOES NOT REPRESENT A FIELD SURVEY AND IS BASED ON RECORD INFORMATION ONLY.

PETITIONER:
 MARC BEBOUT
 2101 SULLIVAN LANE
 SPARKS, NV 89431

- REFERENCES:**
- GRANT DEED, DOC. No. 3680005
 - BLM TOWNSHIP MAP No. 0117, DATED FEBRUARY 8, 1884
 - BLM FIELD NOTES, GROUP No. 592, DATED APRIL 9, 1981
 - RECORD OF SURVEY MAP No. 4378
 - LAND MAP No. 86

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/84 NEVADA STATE PLANE COORDINATE SYSTEM WEST ZONE, BASED ON TIES TO THE WASHOE COUNTY CONTROL POINTS WN15M13002 & WN15M15000, A COMBINED GRID TO GROUND FACTOR OF 1.000197939 WAS USED.
 ALL DISTANCES SHOWN HEREON ARE GROUND.

CITY COUNCIL APPROVAL:
 APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF SPARKS, WASHOE COUNTY, NEVADA, ON THE _____ DAY OF _____, 2018.
 BY ORDINANCE _____

GENO MARTINI, MAYOR
 ATTEST: TERESA GARDNER, CITY CLERK

SURVEYOR'S CERTIFICATE:

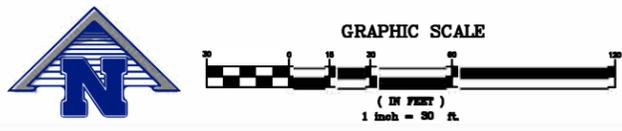
I, DANIEL T. KELSOE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:

- THIS MAP CORRECTLY REPRESENTS THE TOTAL AREA OF LAND PROPOSED FOR ANNEXATION INTO THE CITY OF SPARKS.
- THE PROPERTY SHOWN LIES WITHIN A PORTION OF THE SE 1/4 OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 20 EAST, M.D.M.

DANIEL T. KELSOE, PLS 18974
 FOR AND ON BEHALF OF
 ROBISON ENGINEERING Co., INC.



DOCUMENT NO:



FILE NO: _____
 FILED FOR RECORD AT THE REQUEST OF _____
 ON THIS _____ DAY OF _____, 2018, AT _____ MINUTES PAST _____ O'CLOCK _____ M. OFFICIAL RECORDS OF WASHOE COUNTY, NEVADA.
 COUNTY RECORDER _____
 BY: DEPUTY _____
 FEE: _____

MAP IN SUPPORT OF A PETITION FOR ANNEXATION TO THE CITY OF SPARKS
MARC BEBOUT
 WASHOE COUNTY APN 026-341-45
 BEING SE 1/4 OF SECTION 31, T. 20 N., R. 20 E., M.D.M.
 ALSO, AS BEING DESCRIBED IN DOC. No. 2935360 & DOC. No. 4621783

SPARKS WASHOE COUNTY NEVADA

DRAWN BY: DTK
 DATE: APR 2018
 PROJ. CODE: 18-00004
 PROJ. #: 7-13-001001

1 SHEET OF 1

Robison Engineering COMPANY, INC.
 848 VICTORIAN AVENUE
 SPARKS, NV 89431
 www.robisoneng.com
 775-852-2251