

APN: Right of Way
APN Assigned

Mail Tax Statements to:
Wolfhound Holdings LLC
2711 N. Haskell Ave., Ste 1800
Dallas, Texas 75204

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 116 was filed in the Official Records of Washoe County, Nevada on April 25, 1904 also being in the NW1/2 of Section 8, 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 a portion of 12th Street dedicated to the City of Sparks on said Tract Map 116 as described in Exhibit "A" and depicted on Exhibits "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 July 27, 2015, 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(3), 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 that portion of 12th Street,

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

Section 2. The City of Sparks does hereby VACATE all of its rights regarding the property described in Exhibit "A" and depicted on Exhibit "B", 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 3. The officers of the City are hereby authorized and directed to take all action necessary to effectuate the provisions of this resolution and to accomplish its purposes, including the recording of this resolution and order in the official records of Washoe County, Nevada. The City Clerk is hereby authorized to execute any documents intended to accomplish the purposes of this order.

Section 4. If any provision in this resolution and order is deemed invalid or unconstitutional by any court of competent jurisdiction, such offending provision shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining provisions herein.

PASSED AND ADOPTED ON THE 27th day of July, 2015

APPROVED this _____ day of July, 2015.

By _____
Geno R. Martini, Mayor

ATTEST:

APPROVED TO FORM:

By _____
Teresa Gardner
City Clerk

By _____
Shirle Eiting
Sr. Assistant 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

July 10, 2014

Project No. 13124.010.RC

EXHIBIT A

ABANDONMENT – 12TH

All that certain piece or parcel of land situate within a portion of the Northwest One-Half (N 1/2) of Section Eight (8), Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Meridian, City of Sparks, Washoe County, Nevada, being a portion of 12th Street, being adjacent to the northerly one-half of Block 2 of the Townsite of Sparks as shown on Tract Map No. 116, filed April 25, 1904 in the office of the County Recorder, Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at the northwest corner of Lot 1 of said Block 2, from which the Northeast Corner of said Section 8 bears North 87°53'16" West, 3541.96, said point being on the southerly right-of-way line of Victorian Avenue, formerly North Street as shown on said Tract Map No. 116;

THENCE South 88°38'15" East, 60.00 feet, to the northeast corner of Lot 8 of Block 3 of said Tract Map No. 116, being on said southerly right-of-way line Victorian Avenue, formerly North Street;

THENCE along the westerly line of said Lot 8, being the easterly right-of-way line of said 12th Street, South 01°17'13" West, 140.00 feet;

THENCE leaving said westerly line of said Lot 8 and said easterly right-of-way line of 12th Street, North 88°30'11" West, 60.00 Feet, to the easterly line of the above mentioned Lot 1, also being the westerly right-of-way line of said 12th Street;

THENCE along said easterly line of Lot 1, and the westerly right-of-way line of 12th Street, North 01°17'13" East, 139.86, to the Point of Beginning for this description;

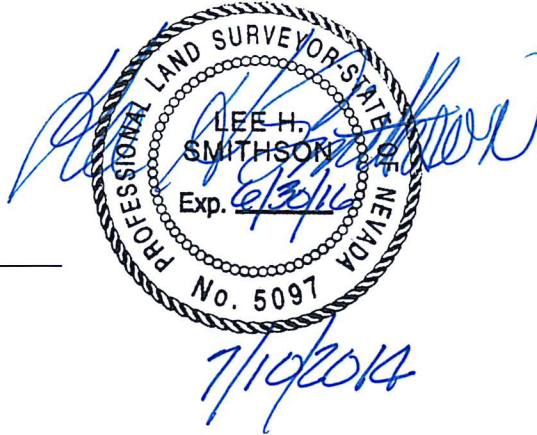
CONTAINING an area of 8396 square feet of land, more or less.

BASIS OF BEARINGS:

The basis of bearing for this description is Parcel Map No. 5126, filed in the Office of the Washoe County Recorder as File No. 4364631, on June 18, 2014.

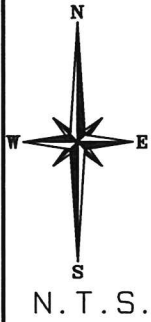
Prepared by:

TRI STATE SURVEYING, LTD.

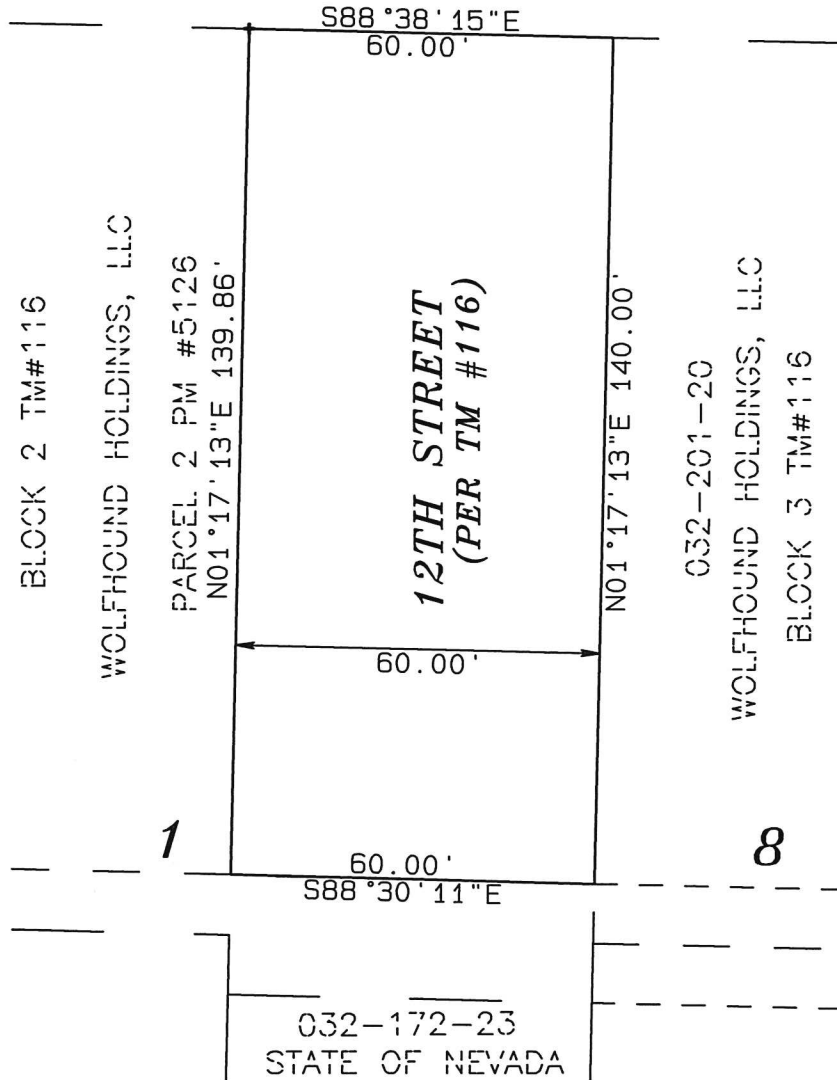


Lee H. Smithson, P.L.S.
Nevada Certificate No. 5097

EXHIBIT "B"



VICTORIAN AVENUE




TRI STATE SURVEYING, LTD
 1925 E. PRATER WAY
 SPARKS, NEVADA 89434
 (775) 358-9491 FAX 358-3664

DRAWN BY LHS
 CHECKED BY DCC DATE 07-17-2014

EXHIBIT MAP
 TO ACCOMPANY
 LEGAL DESCRIPTION
 OF ABANDONMENT

SPARKS

NEVADA

JOB NO.
 13124.01RC

SHEET
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