

**APN's 032-341-20 & 21**

Mail Tax Statements to Grantee:

City of Sparks  
431 Prater Way  
Sparks, NV 89431

**BOUNDARY LINE ADJUSTMENT**

**QUITCLAIM DEED**

COMES NOW, **CITY OF SPARKS, A MUNICIPAL CORPORATION**, as owner of Parcel H, 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 1, 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 \_\_\_\_\_, 2016.

**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 H-1 and so that the lands owned by the **SECOND PARTY** shall be as described in Exhibit "A" as PARCEL 1-A, 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

**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:** \_\_\_\_\_  
**JULIA RATTI, 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



*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 14, 2016  
Job No. 16083.01.RM

### **EXHIBIT "A"**

#### **PARCEL H-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 H as shown and so designated on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

COMMENCING at the southeast corner of said Section 5;

THENCE North  $72^{\circ}17'30''$  West, 1581.91 feet to the POINT OF BEGINNING, said point being the southwest corner of said Parcel H and being on the northerly right-of-way line of Avenue of the Oaks as shown on said Dedication Tract Map;

THENCE leaving said northerly right of way line, along the westerly line of said Parcel H, North  $01^{\circ}19'36''$  East, 299.38 feet to the northwest corner of said Parcel H, being on the southerly right-of-way line of Victorian Plaza Circle;

THENCE along the northerly line of said Parcel H, coincident with said southerly right-of-way line, South  $88^{\circ}40'24''$  East, 245.41 feet to the beginning of a curve to the right;

THENCE continuing along said northerly parcel line and said southerly right-of-way line, 172.72 feet along the arc of a 110.00 foot radius curve, through a central angle of  $89^{\circ}57'49''$  to a point on the easterly line of said Parcel H, being on the westerly right-of-way line of said Victorian Plaza Circle;

THENCE along said easterly parcel line, coincident with said westerly right-of-way line, South  $01^{\circ}17'25''$  West, 91.25 feet;

THENCE leaving said easterly parcel line and said westerly right-of-way line, along the northerly line and the prolongation thereof of the above mentioned Parcel 1, North  $88^{\circ}40'36''$  West, 295.46 feet to the northwest corner of Parcel 1, as shown on said Tract Map No. 4887;

THENCE along the westerly line of said Parcel 1, South 01°19'36" West, 29.94 feet to the beginning of a non-tangent curve to the left, from which the radius bears South 09°47'54" East;

THENCE leaving said westerly line, 26.32 feet along the arc of a 19.00 foot radius curve, through a central angle of 79°21'41";

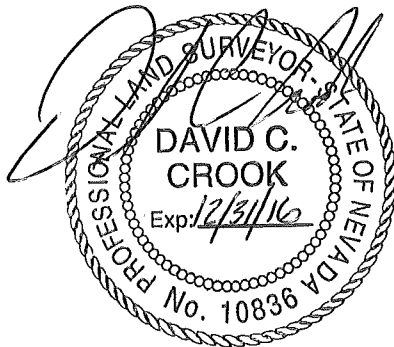
THENCE South 00°50'24" West, 49.45 feet to the southerly line of said Parcel H, being coincident with said northerly right-of-way line of Avenue of the Oaks;

THENCE along said southerly parcel line, coincident with said northerly right-of-way line, North 88°39'31" West, 45.09 feet to the POINT OF BEGINNING.

Said Parcel H-1 contains 73838 square feet, more or less.

**BASIS OF BEARING:**

The Grid bearing of North 87°02'39" East, between Washoe County G.P.S. monuments "N53SM01102" and "N53SM01116", based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD '83/'94 HARN). Grid to Ground factor = 1.000197939.



Date 09/27/2016  
David C. Crook, P.L.S.  
Nevada Certificate No. 10836



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July 14, 2016  
Job No. 16083.01.RM

### **EXHIBIT "A"**

#### **PARCEL 1-A**

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 H and all of Parcel 1 as shown and so designated on Dedication Tract Map No. 4887, File No. 3692370 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

COMMENCING at the southeast corner of said Section 5;

THENCE North  $67^{\circ}40'32''$  West, 1244.83 feet to the POINT OF BEGINNING, said point being the southeast corner of said Parcel H, being the intersection of the northerly right-of-way line of Avenue of the Oaks and the westerly right-of-way line of Victorian Plaza Circle;

THENCE along the southerly line of said Parcel H and the southerly line of the above mentioned Parcel 1, being coincident with said northerly right-of-way line, North  $88^{\circ}39'31''$  West, 310.44 feet;

THENCE leaving said southerly parcel lines and said northerly right of way line, North  $00^{\circ}50'24''$  East, 49.45 feet to the beginning of a curve to the right;

THENCE 26.32 feet along the arc of a 19.00 foot radius curve, through a central angle of  $79^{\circ}21'41''$  to a point on the westerly line of said Parcel 1;

THENCE along said westerly line, North  $01^{\circ}19'36''$  East, 29.94 feet to the northwest corner of said Parcel 1;

THENCE along the northerly line of said Parcel 1 and the prolongation thereof, South  $88^{\circ}40'36''$  East, 295.46 feet to the easterly line of the above mentioned Parcel H, being coincident with the above mentioned westerly right-of-way line of Victorian Plaza Circle;

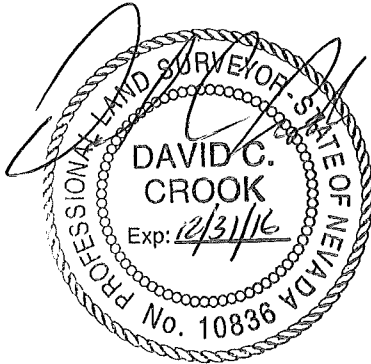
THENCE along said easterly parcel line and said westerly right-of-way line, South  $01^{\circ}17'25''$  West, 91.79 feet;

THENCE continuing along said easterly parcel line and said westerly right-of-way line, South  $01^{\circ}19'13''$  West, 6.50 feet to the POINT OF BEGINNING.

Said Parcel 1-A contains 29995 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 "N53SM01102" and "N53SM01116", based on the North American Datum of 1983/1994 High Accuracy Reference Network (NAD '83/'94 HARN). Grid to Ground factor = 1.000197939.



Date 09/27/2016  
David C. Crook, P.L.S.  
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