

APN 033-201-14
APN 033-201-35

When recorded mail to:
Alison Szajner
933 19th St.
Sparks, NV 89431

With a copy to:
Don and Donna Healy
657 Stanford Way
Sparks, NV 89431

DOC # 4892570

03/07/2019 11:42:58 AM
Requested By
RENO TAHOE GEO ASSOCIATES
Washoe County Recorder
Kalie M. Work - Recorder
Fee: \$41.00 RPTT: \$0.00
Page 1 of 8



BOUNDARY LINE AGREEMENT

This agreement is made this 1st day of March 2019 between Donna J. Healy and Donald T. Healy, wife and husband as joint tenants with right of survivorship and not as tenants in common, owners of the real property at 657 Stanford Way, Sparks, Nevada (APN 033-201-14, see Exhibit A, hereinafter "657 Stanford"), parties of the first part; and John Z. Szajner, a married man as his sole and separate property and Alison J. Szajner, a widow, as tenants in common, each as to an undivided 50% interest in the real property at 737 Stanford Way, Sparks, Nevada (APN 033-201-35, see Exhibit A, hereinafter "737 Stanford"), parties of the second part, collectively referenced as "Parties". The two properties, 657 Stanford and 737 Stanford, are sometimes referred to as "the properties", and the Parties agree as follows:

RECITALS

WHEREAS the Parties' properties adjoin one another, 737 Stanford adjoining on the north, and 657 Stanford adjoining on the south, thus sharing a common boundary; and

WHEREAS two fences have separated these properties for more than the last ten (10) years: a wire fence exists on the north and a wood fence exists on the south, these being narrowly separated; and

WHEREAS this narrow separation creates confusion as to exactly where the boundary lies; and

WHEREAS the Parties agree that no other property corners exist which define their respective properties; and

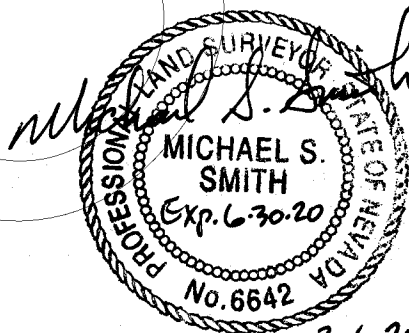
WHEREAS the Parties desire to define their common boundary as a line 3-inches offset northerly from the north face of the existing wood fence such that the existing wood fence lies on the property to the south, 657 Stanford Way, and serves as a visual reference to the true property line.

AGREEMENT LINE

Now therefore it is agreed that the line 3-inches offset northerly of the north face of the existing wood fence between the properties shall serve as the permanent property line between 657 and 737 Stanford Way, said line is illustrated on Exhibit B, attached and made a part hererof, and more particularly described as follows:

A line separating 657 Stanford Way (APN 033-201-14) and 737 Stanford Way (APN 033-201-35) the POINT OF BEGINNING, being the easterly corner common to the two subject lots, bears S19° 08' 41"W 199.50 feet from Washoe County GPS Survey Control station N53SM01118 (aka S2012 as shown on record of survey 3885 City of Sparks Geodetic Control Network, document 2522263 recorded February 7, 2001, Washoe County Records). Said separating line runs N88° 02' 11"W 125.00 feet to the POINT OF TERMINUS, being the westerly corner common to the two subject lots, said westerly common corner also lying in the easterly line of an existing alley, defined by existing fences, said line being situated within the NE ¼ SW ¼ section 4, T19N, R20E, MDM, State of Nevada, County of Washoe, City of Sparks.

This agreement shall run with the land for each of the properties and be binding on the Parties' respective successors and assigns forever.



Per NRS 111.312, this description was prepared by Michael S. Smith, PLS
RENO TAYLOR GEO ASSOC, INC.
12000 OLD VIRGINIA RD.
RENO, NV. 89520

EXHIBIT A

657 STANFORD (Healy Property)

Lot 1 in Block 17 of Lincoln Park Addition to the Town Now City of Sparks, Washoe County, Nevada, according to the official map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 22, 1904 (from document #4501858 filed 8/11/2015 Washoe County Records)

And

The southerly remainder of abandoned portion of "G" Street adjacent to the northerly line of Lot 1 in Block 17 from extension of westerly boundary of said Lot 1 to extension of easterly boundary of said Lot 1 in Block 17 of Lincoln Park Addition to the Town Now City of Sparks, Washoe County, Nevada, and not appended to 737 Stanford as Parcel 2 in document #4823953 filed 6/18/2018 Washoe County Records, per City of Sparks resolution 471 filed as document #277125 Book 6 Page 569 Liens and Miscellaneous Washoe County Records.

737 STANFORD (Szajner Property)

PARCEL 1:

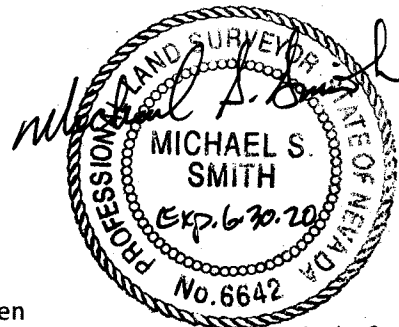
Lots 1 through 5 in Block 24 of Lincoln Park Addition to the Town (now City of Sparks), Washoe County, Nevada, according to the map thereof, filed in the office of the County Recorder of Washoe County, State of Nevada, on June 22, 1904.

Excepting therefrom that portion of Lot 1 conveyed to the City of sparks by Deed recorded May 2, 1972, in Book 633, Page 142 as document No. 243001 of Official Records.

PARCEL 2:

The northerly 30 feet of "G" Street adjacent to southerly line of Lot 5 in Block 24 from extension of Westerly Boundary of said Lot 5 to extension of easterly boundary of said Lot 5 in Block 24 of Lincoln Park Addition to the Town Now City of Sparks, Washoe County, Nevada.

(from document #4823953 filed 6/18/2018 Washoe County Records)



3.6.2019

IN WITNESS WHEREOF, the Parties hereto have executed this Boundary Line Agreement the day and year first above written.

Donna J. Healy

DONNA J. HEALY

State of Nevada)
)ss.

County of Washoe

This instrument was acknowledged before me on the 1st day of March, 2019,
by DONNA J HEALY.



Sheila A
Notary Public

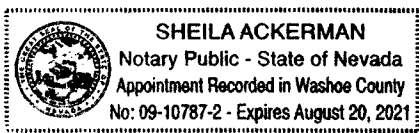
Donald T. Healy

DONALD T. HEALY

State of Nevada)
)ss.

County of Washoe

This instrument was acknowledged before me on the 1st day of March, 2019,
by DONALD T. HEALY.



Sheila A
Notary Public

Notary Public

John Z Szajner
JOHN Z. SZAJNER

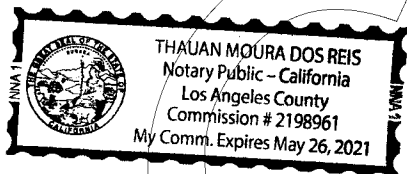
State of CALIFORNIA)

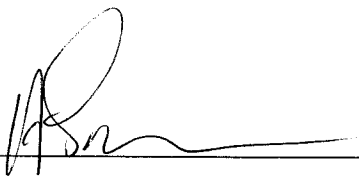
)ss.

County of LOS ANGELES

This instrument was acknowledged before me on the 22 day of JANUARY, 2019,
by JOHN Z. SZAJNER.

[Signature]
Notary Public





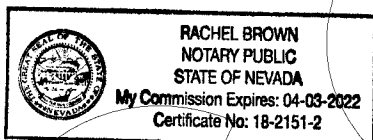
ALISON J. SZAJNER

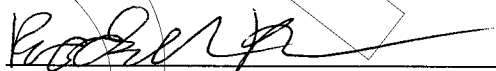
State of Nevada)

)ss.

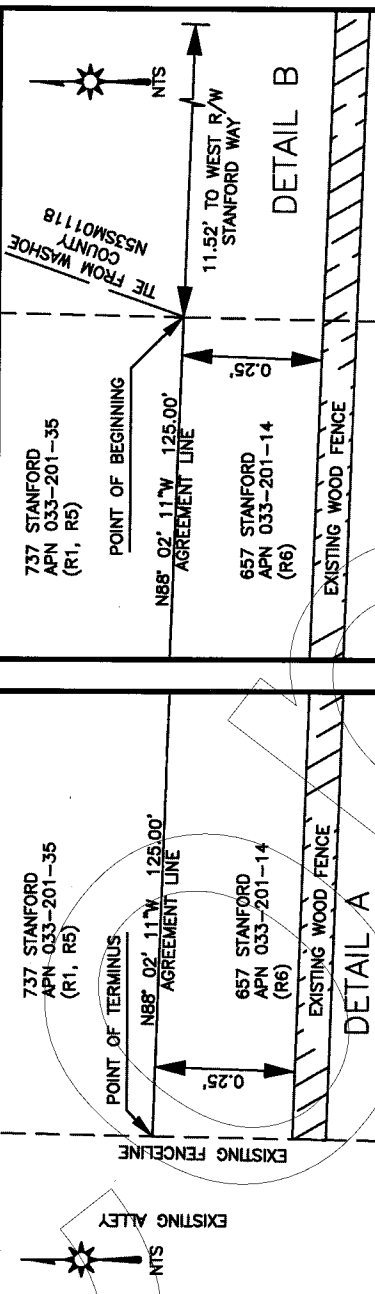
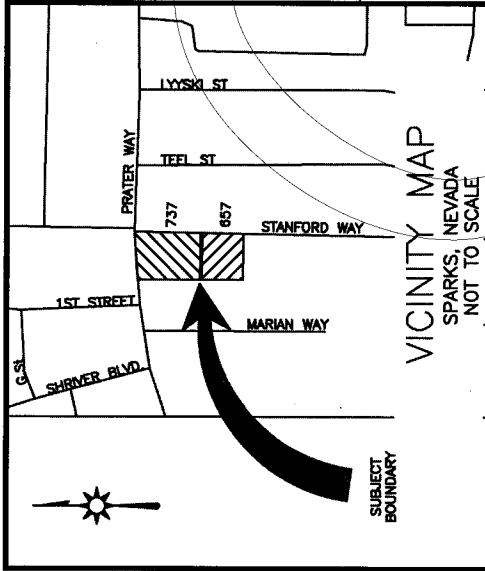
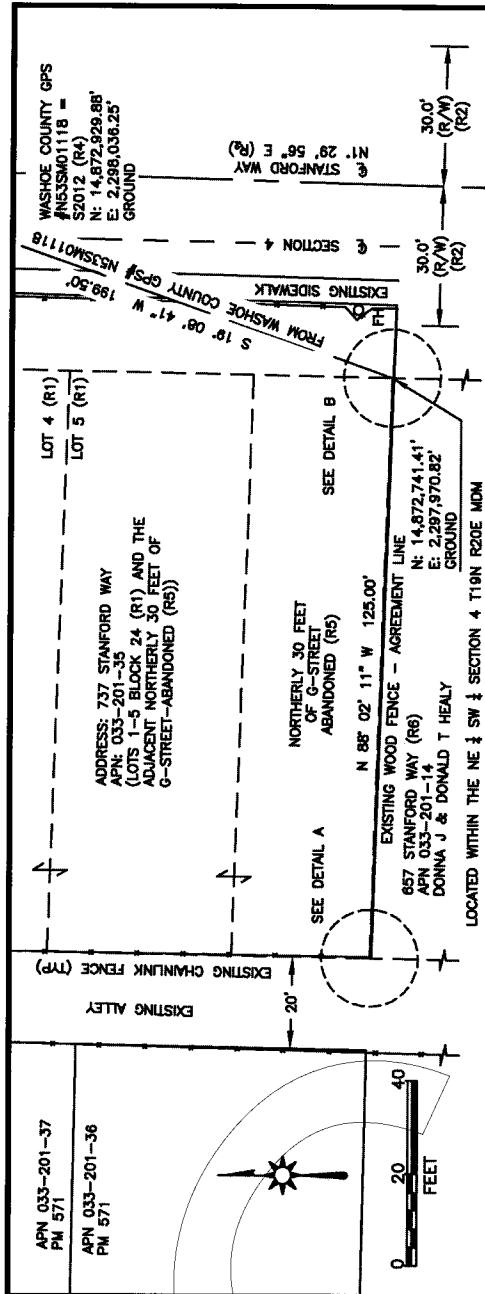
County of Washoe)

This instrument was acknowledged before me on the 25 day of January, 2019,
by **ALISON J. SZAJNER**.



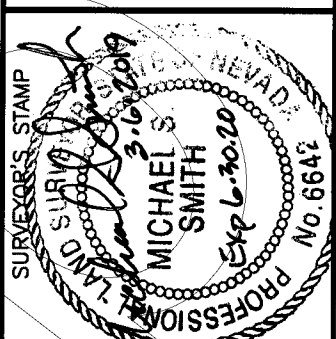


Notary Public



NARRATIVE

THIS EXHIBIT ACCOMPANIES A BOUNDARY LINE AGREEMENT BETWEEN THE OWNERS OF 737 AND 657 STANFORD WAY. A DILIGENT SEARCH WAS MADE FOR ORIGINAL CORNER MONUMENTS AND NONE WERE FOUND. THE OWNERS AGREED THE LINE WILL BE 3" (0.25 FT) OFFSET NORTHERLY FROM THE NORTH FACE OF AN EXISTING WOOD FENCE.



RECORDING INFORMATION

RECORDING INFORMATION

EXHIBIT B

BOUNDARY LINE AGREEMENT BETWEEN 737 AND 657 STANFORD WAY

PLATE 1

WASHOE COUNTY NEVADA

CITY OF SPARKS

Reno Tahoe Geo Associates, Inc.

CONSULTING CIVIL ENGINEERS

P.O. Box 18449 Reno, Nevada 89511

TEL (775)953-9100 FAX (775)953-9199

JOB # 18112.001 APPR: MSS DATE: 02/25/19

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.

J:\2018\18112.001 - 737 Stanford Way - Szajner\Drawings and Plans\737 STANFORD BLA EXHIBIT B-for mapcheck.dwg 2/26/19



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

A handwritten signature in cursive script that reads "Michael S. Smith".

Signature

3.7.2019

Date

MICHAEL S. SMITH

Printed Name