

APN# 033-201-35

When Recorded Return To:
City of Sparks
431 Prater Way
Sparks, NV 89431
Attn: City Clerk

DEED OF DEDICATION

THIS INDENTURE, made and entered into this 2ND day of MAY, 2019, by and between John Z. Szajner and Alison Szajner, property owners of parcel 033-201-35 located in Sparks Nevada, (“Grantor”), and the CITY OF SPARKS, a Municipal Corporation, organized and existing under and by virtue of the laws of the State of Nevada, (“Grantee”).

WITNESSETH:

THAT GRANTORS, for and in consideration of the promise of the Grantee to accept the following described parcel of land for use as a public right of way, does hereby give, grant and convey unto the Grantee, organized and existing under and by virtue of the laws of the State of Nevada, the legal described in EXHIBIT “A” and depicted on EXHIBIT “B”.

TO HAVE AND TO HOLD the same, together with all the hereditaments, appurtenances thereunto belonging, or in anywise appertaining, to the said Grantee, its successors and assigns, for the purposes heretofore stated.

IN WITNESS, WHEREOF, the Parties have executed this Deed of Dedication as of the date written above.

City of Sparks, Grantee

By: 
John A. Martini, P.E.
Community Services Director

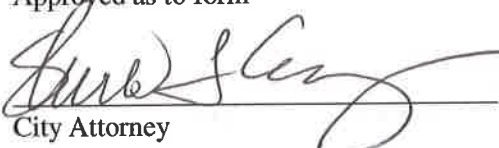
STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on the 2 day of May, 2019, by John A. Martini as the Director of Community Services of the City of Sparks, a Municipal Corporation of the State of Nevada.

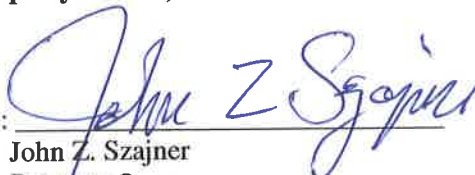



Notary Public

Approved as to form



City Attorney

Property Owner, Grantor

By: 
John Z. Szajner
Property Owner

~~STATE OF NEVADA~~)
~~)ss~~
~~COUNTY OF WASHOE~~)

This instrument was acknowledged before me on the 25TH day of APRIL, 2019, by John Z. Szajner as the owner of property owner of parcel 033-201-35 located in Sparks Nevada.


Notary Public



Property Owner, Grantor

By: 
Alison Szajner
Property Owner

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on the 23 day of April, 2019, by Alison Szajner as the owner of property owner of parcel 033-201-35 located in Sparks Nevada.


Notary Public

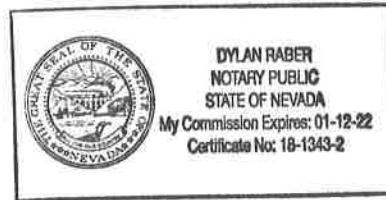


EXHIBIT A

LEGAL DESCRIPTION

TO BE DEDICATED TO CITY OF SPARKS FOR PUBLIC RIGHT OF WAY PURPOSES

A portion of Lot 1 Block 24 of Lincoln Park Addition to the City of Sparks, Washoe County, Nevada, according to the map thereof as Tract Map 203, document number 39747 filed in the office of the Washoe County Recorder, State of Nevada, on April 20, 1927, and more particularly described as follows:

Beginning at the center of Section 4, T19N, R20E, MDB&M as depicted on Tract Map 902, document number 417053 and recorded June 11, 1964 Washoe County records, a calculated point the monument for which has been destroyed by paving within Prater Way, and which calculated center of Section 4 lies S63°53'16"W, 16.93 feet from the centerline intersection monument for the southern extension of Stanford Way and Prater Way, a standard monument in a cast iron street well marked "SURVEY", and which centerline monument lies S63°17'36"W, 83.53 feet from Washoe County GPS control monument number N53SM01209, also known as Sparks Bench Mark SBM77, a nail and washer set in the top of curb, as shown on Record of Survey 3885, document 2522263 recorded February 7, 2001 Washoe County records, thence S63°57'54"W, 31.97 feet to the northeast corner of said Lot 1 of Block 24 and true POINT OF BEGINNING,

Thence S1°02'34"W, 10.79 feet along the east line of said Lot 1 of Block 24 to a point on the south right of way line of Prater Way, which point lies S59°32'49"W, 137.75 feet from said Washoe County GPS control monument number N53SM01209;

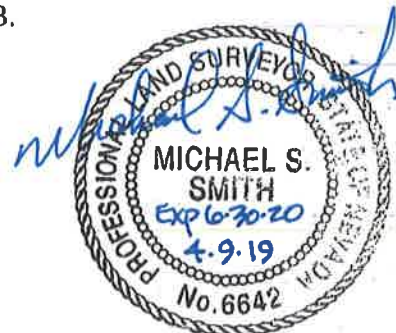
Thence westerly along the south right of way line of Prater Way, a curve concave to the south with radius 1967.00 feet and radial bearing S0°19'30"W, through a central angle of 3°38'41" and a curve length of 125.13 feet to a point on the west line of said Lot 1 of Block 24, also in the east line of an existing 20 foot wide alley;

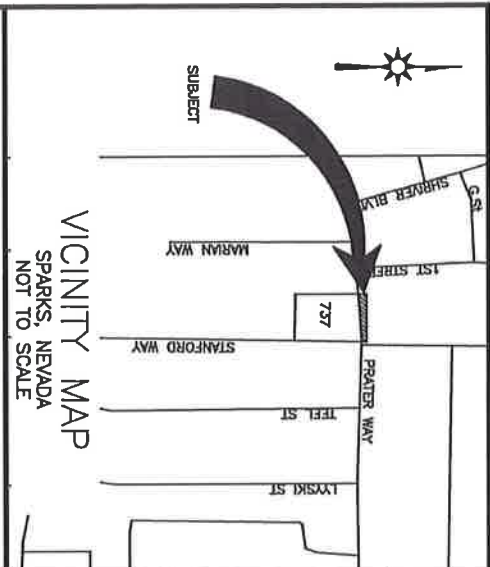
Thence N1°02'34"E, 18.35 feet along the west line of said Lot 1 Block 24 to the northwest corner thereof;

Thence S88°02'11"E, 125.00 feet along the north line of said Lot 1 of Block 24 to the POINT OF BEGINNING.

Said portion of Lot 1 of Block 24 lying fully within the right of way of Prater Way and containing 1738.44 square feet, more or less, as shown on attached Exhibit B.

Pursuant to NRS 111.312, this description was prepared by:
Michael S. Smith, PE, PLS, SWRS
Reno Tahoe Geo Associates, Inc.
12000 Old Virginia Road
Reno, NV 89520



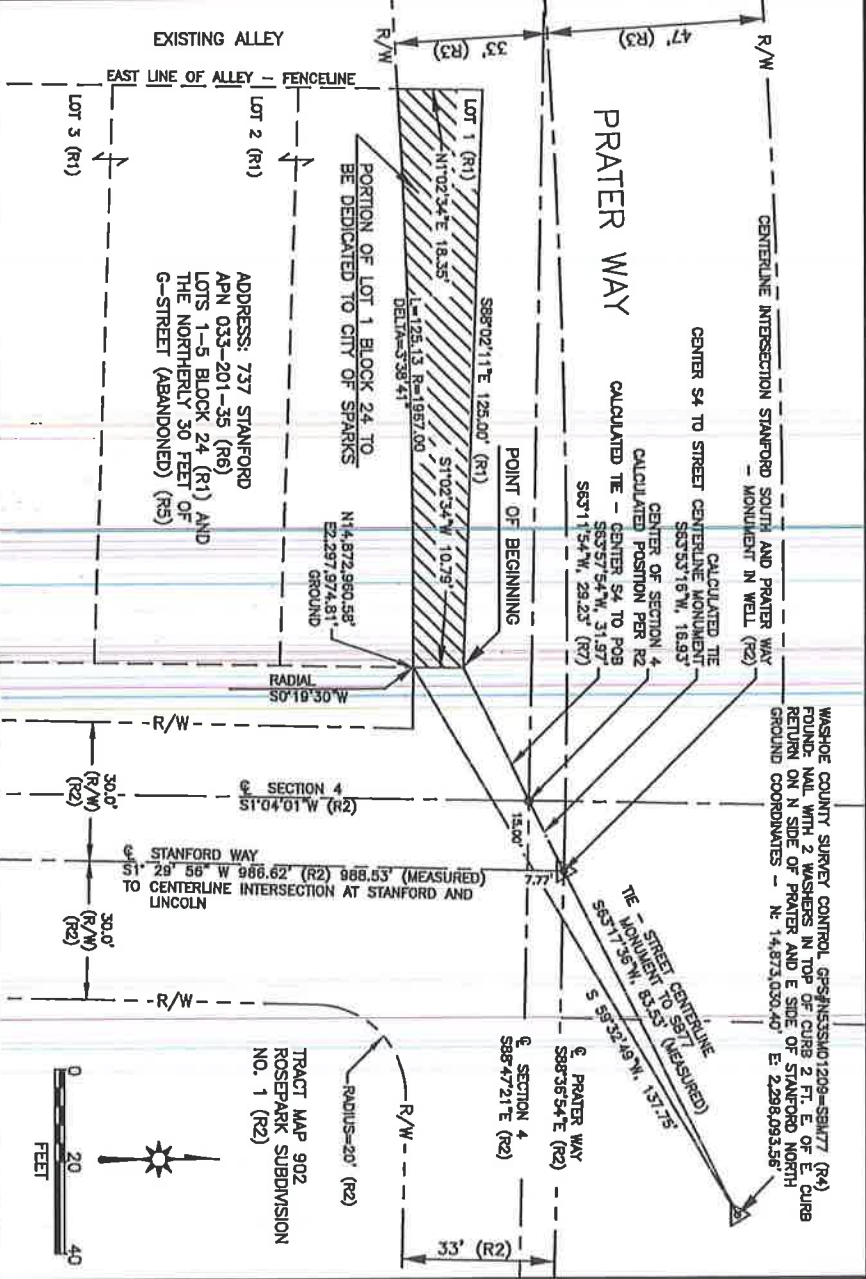


REFERENCES

- R1 - TM 203, LINCOLN PARK ADDITION TO THE CITY OF SPARKS, WASHOE COUNTY NEVADA, DOCUMENT 39747 RECORDED APRIL 20, 1927, WASHOE COUNTY RECORDS.
- R2 - TM 902, ROSEBARK SUBDIVISION NO. 1 SPARKS NEVADA, DOCUMENT 417033 RECORDED JUNE 11, 1964, WASHOE COUNTY RECORDS.
- R3 - TM 346, EAST ADDITION HUYCK SUBDIVISION SPARKS NEVADA, DOCUMENT 153419 RECORDED JUNE 24, 1947, WASHOE COUNTY RECORDS.
- R4 - R/S 3685, RECORD OF SURVEY FOR THE CITY OF SPARKS 2000 GEODETIC CONTROL NETWORK, DOCUMENT 2522263 RECORDED FEBRUARY 7, 2001, WASHOE COUNTY RECORDS.
- R5 - ABANDONMENT OF G STREET - GRANT BARGAIN AND SALE DEED DOCUMENT 4823953 RECORDED JUNE 18, 2018 WASHOE COUNTY RECORDS; AND CITY OF SPARKS RESOLUTION NO. 471, DATED MAY 28, 1957, DOCUMENT 277125 BOOK 6, PAGE 569 LIENS AND MISCELLANEOUS, WASHOE COUNTY RECORDS.
- R6 - GRS DEED LINCOLN PARK, LLC TO SZAJNER DOCUMENT NUMBER 4823953 RECORDED JUNE 18, 2018 WASHOE COUNTY RECORDS.
- R7 - DEED OF DEDICATION DOCUMENT NUMBER 243001 RECORDED MAY 3, 1972 WASHOE COUNTY RECORDS.

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.



NARRATIVE

THIS EXHIBIT ACCOMPANIES AN OFFER OF DEDICATION TO THE CITY OF SPARKS FOR PUBLIC RIGHT OF WAY PURPOSES

SUPERVISOR'S STAMP



RECORDING INFORMATION

EXHIBIT B

737 STANFORD WAY
DEDICATION TO CITY OF SPARKS
WITHIN THE E1/2 SW1/4 S4 T19N R20E MDB&M

CITY OF SPARKS

WASHOE COUNTY

NEVADA

PLATE

1



P.O. Box 18449
CONSULTING CIVIL ENGINEERS
Reno, Nevada 89511

TEL (775)853-9100
FAX (775)853-9199

JOB # 18112.001 APPR: MSS DATE: 02/27/19