

APN# 037-031-15

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 \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by and between PEDC, LLC, a Nevada Limited Liability Company, (“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 GRANTOR, 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 “A-1”.

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.

“Grantee”

**City of Sparks**

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

STATE OF NEVADA        )  
  )ss  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 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

“Grantor”                       **PEDC, LLC**

By: \_\_\_\_\_  
Charles E Curtis Jr  
Owner

STATE OF NEVADA        )  
  )ss  
COUNTY OF WASHOE    )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by Charles E Curtis Jr as the owner of PEDC, LLC, a Nevada Limited Liability Company.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR**  
**WINDSURFER DRIVE DEDICATION**

All that certain real property situate within a portion of the Southeast One-Quarter (SE 1/4) of Section Three (3), Township Nineteen (19) North, Range Twenty (20) East, Mount Diablo Base Meridian, City of Sparks, County of Washoe, State of Nevada, being a portion of Parcel 2 as shown on Parcel Map No. 5338, recorded March 8, 2018, as File No. 4794351, Official Records of Washoe County, Nevada, and being more particularly described as follows:

**BEGINNING** at the northwest corner of said Parcel 2;

**THENCE** easterly coincident with the northerly line of said Parcel 2, South 89°03'52" East, 17.00 feet;

**THENCE** southerly departing said northerly line, South 00°51'36" West, 226.49 feet to the beginning of a curve to the right, concave northwesterly, and having a 17.00 foot radius;

**THENCE** 26.70 feet along the arc of said curve, through a central angle of 90°00'00" to the northeast corner of Lot 1 as shown on Tract Map No. 3960, recorded June 8, 2001, as File No. 2562095, Official Records of Washoe County, Nevada;

**THENCE** northerly coincident with the easterly right of way of Windsurfer Drive, Dedicated to the City of Sparks, as shown on said Tract Map No. 3960, North 00°51'36" East (North 00°51'17" East per said Tract Map No. 3960) 243.51 feet to the **POINT OF BEGINNING** and end of this description.

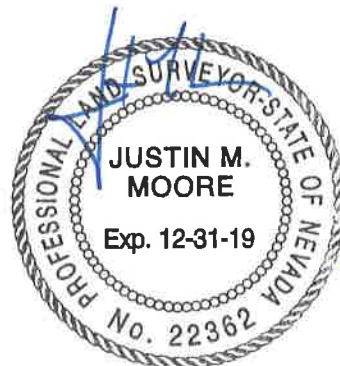
Containing 4,077 square feet of land, more or less.

**SEE EXHIBIT A-1** attached hereto and made a part hereof.

**BASIS OF BEARINGS** for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94 and being identical to that as shown on aforesaid Parcel Map No. 5338.

Prepared By:

**ODYSSEY ENGINEERING, INC.**  
Justin M. Moore, P.L.S.  
Nevada Certificate No. 22362  
895 Roberta Lane, Suite 104,  
Sparks, NV 89431



4/19/19



PARCEL 3  
P.M. 3742  
SUNROAD MARINA VILLAGE  
APARTMENTS, LLC.

**WINDSURFER DRIVE**

(DEDICATED TO CITY OF SPARKS PER T.M. 3960)  
N 0°51'36" E 243.51'

**BAYSHORE DRIVE**  
(DEDICATED TO CITY OF SPARKS  
PER T.M. 3960)

LOT 1  
T.M. 3960  
ALAIMO, WILLIAM

**SCALE: 1" = 40'**

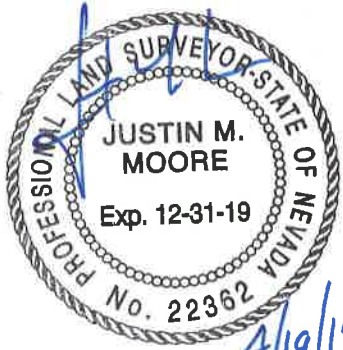
PARCEL 1  
P.M. 5338  
SPARKS LEGENDS  
OUTLET SHOPS, LLC

17.00'  
S 89°03'52" E  
P.O.B.

**AREA OF DEDICATION**  
±4,077 S.F.

216.01'  
S 0°51'36" W 226.49'  
27.50'

PARCEL 2  
P.M. 5338  
PEDC, LLC



D=90°00'00"  
R=17.00'  
L=26.70'



**EXHIBIT A-1**

WWW.ODYSSEY-CIVIL-ENGINEERING.COM

**Odyssey ENGINEERING INCORPORATED**

**WINDSURFER DRIVE DEDICATION**

LOCATED WITHIN THE SOUTHEAST 1/4 OF  
SECTION 3, T.19N., R.20E., M.D.M.

**SPARKS WASHOE COUNTY NEVADA**