

APN# 037-031-16

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 SPARKS LEGENDS OUTLET SHOPS, LLC, a Delaware 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 EXHIBITS “A-1” and “A-2”.

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”

Sparks Legends Outlet Shops, LLC

By: _____
Michael Ebert
Vice President

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

This instrument was acknowledged before me on the _____ day of _____, 2019, by Michael Ebert as the Vice President of Sparks Legends Outlet Shops, LLC, a Delaware 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 1 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 southwest corner of said Parcel 1;

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) 582.77 feet to the northwest corner of said Parcel 1;

THENCE easterly coincident with the northerly line of said Parcel 1, North 89°27'50" East, 2.32 feet to the beginning of a curve to the right, concave southerly, and having a 356.50 foot radius;

THENCE 61.61 feet along the arc of said curve, through a central angle of 9°54'06" to a point of tangent cusp, concave southeasterly, having a 32.00 foot radius, from which a radial line bears South 9°21'56" West to the radius point;

THENCE 29.65 feet along the arc of said curve, through a central angle of 53°04'51';

THENCE North 43°42'55" West, 3.50 feet to the beginning of a non-tangent curve to the left, concave southeasterly, having a 35.50 foot radius, from which a radial line bears South 43°42'55" East to the radius point;

THENCE 28.14 feet along the arc of said curve, through a central angle of 45°25'29";

THENCE South 00°51'36" West, 195.09 feet;

THENCE South 07°09'00" West, 59.33 feet;

THENCE South 00°51'36" West, 293.38 feet to a point coincident with the southerly line of aforesaid Parcel 1;

THENCE westerly coincident with said southerly line, North 88°53'35" West, 17.00 feet to the **POINT OF BEGINNING** and end of this description.

Containing 11,914 square feet of land, more or less.

SEE EXHIBIT A-1 and A-2 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:

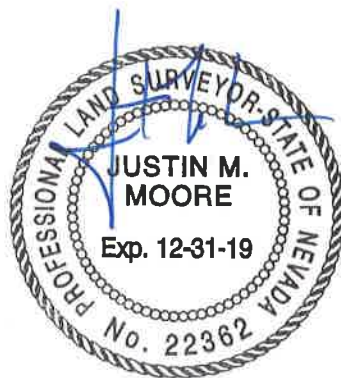
ODYSSEY ENGINEERING, INC.

Justin M. Moore, P.L.S.

Nevada Certificate No. 22362

895 Roberta Lane, Suite 104,

Sparks, NV 89431



4/19/19

E. LINCOLN WAY
(DEDICATED TO CITY OF SPARKS
PER T.M. 3835 & 4084)

SEE DETAIL
EXHIBIT A-2

WINDSURFER DRIVE
(DEDICATED TO THE
CITY OF SPARKS
PER T.M. 3960)

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

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

PARCEL 2
P.M. 5338
PEDC, LLC



S 0°51'36" W
195.09'

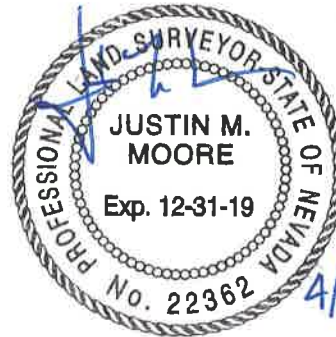
AREA OF DEDICATION
±11,914 S.F.

S 7°09'00" W
59.33'

N 0°51'36" E 582.77'

S 0°51'36" W 293.38'

P.O.B. L3



SCALE: 1" = 100'



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

Parcel Line Table		
Line #	Direction	Length
L1	N 89°27'50" E	2.32'
L2	N 43°42'55" W	3.50'
L3	N 88°53'35" W	17.00'

Curve Table			
Curve #	Delta	Radius	Length
C1	9°54'06"	356.50'	61.61'
C2	53°04'51"	32.00'	29.65'
C3	45°25'29"	35.50'	28.14'



E. LINCOLN WAY
 (DEDICATED TO CITY OF SPARKS
 PER T.M. 3835 & 4084)

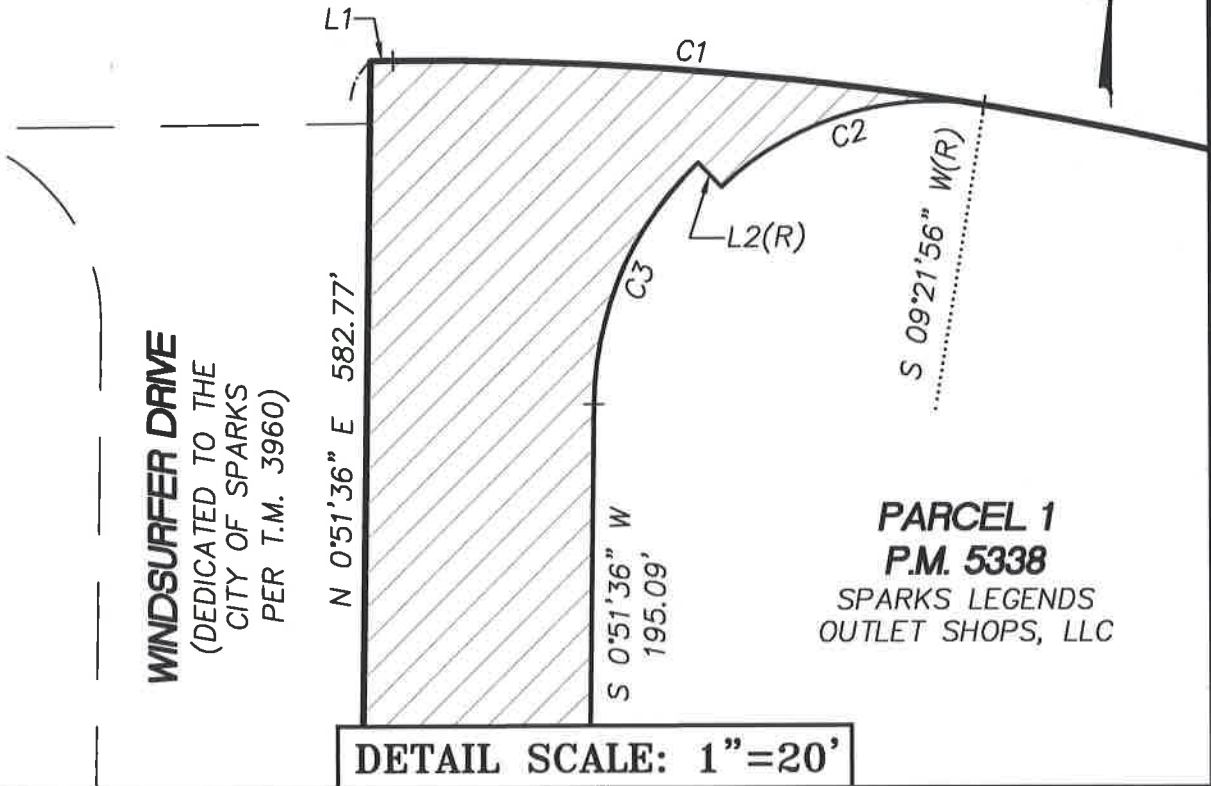


EXHIBIT A-2
 WWW.ODYSSEY-CIVIL-ENGINEERING.COM
odyssey ENGINEERING INCORPORATED

WINDSURFER DRIVE DEDICATION
 LOCATED WITHIN THE SOUTHEAST 1/4 OF
 SECTION 3, T.19N., R.20E., M.D.M.
 SPARKS WASHOE COUNTY NEVADA