

APN: None

Adjacent APNs: 022-402-02, 022-402-03,
022-403-01, 022-403-02, & 022-403-03

Recording requested by
When recorded, return to:
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

Mail Tax Statement To:
Silverland 2015, LLC
27462 Sunrise Farm Road
Los Altos Hills, CA 94022

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

**ORDER OF ABANDONMENT
Wild Flower Lane per Subdivision Tract Map 376480**

WHEREAS:

A. A petition to vacate or abandon portions of a public right-of-way was filed with the City Clerk of the City of Fernley by the owner of all the real property containing the road offer of dedication further described in Exhibit "A" and graphically shown on Exhibit "B";

B. A duly noticed public hearing was held by the City Council for the City of Fernley on _____, 2018, for the purposes of considering the proposed vacation and abandonment, and it was duly moved, seconded and passed by the City Council of the City of Fernley that the public road offer of dedication described in Exhibit "A", and graphically shown on Exhibit "B", be vacated and abandoned;

C. Based on information received in the written staff report and at the public hearing, this Council finds that the abandonment will not result in a material injury to the public;

NOW THEREFORE, IT IS HEREBY ORDERED by the City Council of the City of Fernley

1. That the public right-of-way more particularly described in Exhibit "A", and graphically shown on Exhibit "B", hereto VACATED and ABANDONED pursuant to the laws of the State of Nevada and title to said property shall revert and vest in the abutting property owner. Abutting properties owner being Silverland 2015, LLC, owner of Parcel "A" and Parcel "B", as shown on the Official Plat of Silverland Estates Phase 2, filed in the Office of the County Recorder of Lyon County, State of Nevada, on March 2, 2006, as Document Number 376480, Official Records; also known as APNs: 022-402-02, 022-402-03, 022-403-01, 022-403-02, & 022-403-03.

RESERVING THEREFROM, over, under, across and through the abandoned area, a blanket public utilities and access easement for the benefit of all public utilities for the operation, maintenance, repair and reconstruction and upgrade of existing public utility facilities, and access thereto. Such easements are relocatable and resizable with future development and approval of the impacted utility and the City Engineer.

2. This Order shall be recorded in the County Recorder's office, Lyon County, Nevada.

DATED: This day of _____ day of _____, 2018.

City of Fernley, a municipal corporation

By _____
Roy Edgington Jr., Mayor

STATE OF NEVADA)
) SS Acknowledgement in a representative capacity
COUNTY OF LYON)

This instrument was acknowledged before me on _____, 2018
By Roy Edgington Jr. as Mayor of the City of Fernley.

Notary Public

Exhibit "A"
Legal Description

Abandonment of Wild Flower Lane

Adjacent to APN 022-402-02, APN 022-402-03, APN 022-403-01, APN 022-403-02, & APN 022-403-03

A parcel of land being Wild Flower Lane as shown on the Official Plat of Silverland Estates Phase 2, filed in the Office of the County Recorder of Lyon County, State of Nevada, on March 2, 2006, as Document Number 376480, Official Records, situate within the Northeast Quarter of Section 20, Township 20 North, Range 25 East, MDM, being more particularly described as follows:

Beginning at the southwesterly corner of the right-of-way of said Wild Flower Lane from which the North Quarter corner of said Section 20 bears North 35°12'15" West a distance of 1596.05 feet;
thence along the westerly limits of said right-of-way North 30°12'44" East a distance of 50.00 feet to the northwesterly corner of said right-of-way;
thence along the northerly limits of said right-of-way from a tangent which bears South 59°47'16" East, along a circular curve to the left with a radius of 300.00 feet and a central angle of 29°11'46" an arc length of 152.87 feet;
thence South 88°59'02" East a distance of 25.12 feet;
thence along a tangent circular curve to the left with a radius of 20.00 feet and a central angle of 90°00'00" an arc length of 31.42 feet to a point on the easterly limits of said right-of-way;
thence along said easterly limits with a non-tangent line South 01°00'58" West a distance of 90.00 feet to a point on the southerly limits of said right-of-way;
thence along said southerly limits from a tangent which bears North 01°00'58" East, along a circular curve to the left with a radius of 20.00 feet and a central angle of 90°00'00" an arc length of 31.42 feet;
thence North 88°59'02" West a distance of 25.12 feet;
thence along a tangent circular curve to the right with a radius of 350.00 feet and a central angle of 29°11'46" an arc length of 178.35 feet to the Point of Beginning.

Said parcel contains an area of approximately 10,708 square feet.

Basis of Bearings: Official Plat of Silverland Estates Phase 2, filed in the Office of the County Recorder of Lyon County, State of Nevada, on March 2, 2006, as Document Number 376480, Official Records,

Description Prepared By:
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave., Reno, NV 89523
775-747-8550, ryan@summitnv.com



4-25-2018

APN 022-401-11
LOT 11 SUB 376480

APN 022-401-10
LOT 10 SUB 376480

APN 022-401-09
LOT 9 SUB 376480

APN 022-401-08
LOT 8
SUB 376480

OFFERED FOR DEDICATION TO THE CITY OF FERNLEY PER SUB. 376480
JASMINE LANE

30.00
30.00

N01°00'58"E(TB)

SILVERLAND 2015 LLC
APN 022-402-02
LOT 13 SUB 376480

SILVERLAND 2015 LLC
APN 022-403-03
LOT 17 SUB 376480

APN 022-403-04
LOT 32
SUB 376480

SILVERLAND 2015 LLC
APN 022-402-03
LOT 14 SUB 376480

SILVERLAND 2015 LLC
APN 022-403-02
LOT 16 SUB 376480

APN 022-403-05
LOT 31
SUB 376480

S59°47'16"E(TB)

WILD-FLOWER LANE
50' R/W PER SUB 376480

SILVERLAND 2015 LLC
APN 022-403-01
LOT 15 SUB 376480

APN 022-403-06
LOT 30 SUB 376480

HAMMERHEAD TURNAROUND PER
PM 451070, REJECTED BY CITY
WITH OFFER TO REMAIN OPEN

POINT OF
BEGINNING

LYON COUNTY
SCHOOL DISTRICT
APN 022-411-12
PARCEL 4 PM 451070

APN 022-403-07
LOT 29 SUB 376480

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 30°12'44" E | 50.00 |
| L2 | S 88°59'02" E | 25.12 |
| L3 | S 01°00'58" W | 90.00 |
| L4 | N 88°59'02" W | 25.12 |

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C1 | 90°00'00" | 20.00 | 31.42 |

APN 022-403-08
LOT 28 SUB 376480

APN 022-403-09
LOT 27
SUB 376480

WINDROW DR

EXHIBIT "B"
TO ACCOMPANY
LEGAL DESCRIPTION

SCALE 1"=60'
WLD FLOWER LANE
ABANDONMENT



SHEET
1
OF
1