

APN 163-23-416-000

When Recorded  
Mail Tax Statements and Return To:  
Clark County Department of Public Works  
Attention: PW Survey Division  
500 South Grand Central Parkway, Suite 2017  
Las Vegas, Nevada 89106

**DEDICATION IN FEE**

**THIS INDENTURE WITNESSETH:** That **LOS VERDES COMMUNITY ASSOCIATION, GRANTOR(s)**, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of with is hereby acknowledged, do(es) hereby Convey and **DEDICATE IN FEE** to the **COUNTY OF CLARK**, a political subdivision of the State of Nevada, its successor's and assigns, **GRANTEE**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

**TROPICANA AVENUE**

More fully described in the attached Legal Description and Exhibits to Accompany Legal Description attached hereto and made a part hereof by this reference. Together with all and singular tenements, hereditaments and appurtenances thereunto belonging and in any way appertaining.

**LOS VERDES COMMUNITY ASSOCIATION**

BY:

Signature(s)

Paul Wilkins

Print Name(s)

Los Verdes HOA President

Title(s)

STATE OF NEVADA )

)ss.

COUNTY OF CLARK )

On this 17<sup>th</sup> day of October, 24-2025, GRANTOR(S) Paul Wilkins

personally appeared before me the undersigned, a notary public in and for said County and State who acknowledged to me that he/she/they executed the above instrument for the purposes stated therein.

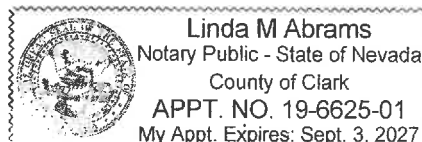
WITNESS my hand and official seal.

My Commission expires: Sept 3rd 2027

{SEAL}

NOTARY PUBLIC in and for said County and State

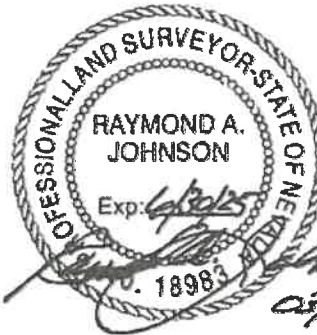
Dedication



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2727 SOUTH RAINBOW BOULEVARD \*  
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 \* FAX 702-362-2597



W.O.8199  
March 13, 2024  
BY: WLB  
P.R. BY: TJ  
APN: 163-23-416-000  
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**EXPLANATION:**

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHWESTERLY OF TROPICANA AVENUE AND TORREY PINES DRIVE FOR PERMANENT EASEMENT PURPOSES.

**LEGAL DESCRIPTION  
PERMANENT EASEMENT**

BEING A PORTION OF THAT CERTAIN CONDOMINIUM AMENDED FINAL MAP AS RECORDED IN BOOK 46, PAGE 51 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTH QUARTER CORNER OF SAID SECTION 23, BEING THE CENTERLINE INTERSECTION OF TROPICANA AVENUE AND TORREY PINES DRIVE; THENCE NORTH 00°14'19" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) AND THE CENTERLINE OF SAID TORREY PINES DRIVE, 79.68 FEET; THENCE NORTH 89°45'41" WEST DEPARTING SAID EAST LINE AND SAID CENTERLINE, 40.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID TORREY PINES DRIVE, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°14'19" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, 5.86 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;

**LEGAL DESCRIPTION CONTINUED – PERMANENT EASEMENT**

**W.O.8199**

**March 13, 2024**

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**THENCE SOUTHWESTERLY, 30.62 FEET ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 70°10'15"; THENCE NORTH 19°35'26" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY, 4.00 FEET RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 21.00 FEET; THENCE NORTHEASTERLY, 25.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°10'15"; THENCE NORTH 00°14'19" EAST, 5.88 FEET; THENCE SOUTH 89°45'41" EAST, 4.00 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.**

**CONTAINING 136 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.**

**BASIS OF BEARINGS**

**NAD83 NEVADA STATE PLANE, EAST ZONE, (NV83-EF)**

**DISTANCE UNITS = U.S. SURVEY GROUND FEET**

**TO SCALE FROM GRID TO GROUND USE 1.0001951102**

**END OF DESCRIPTION.**

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