

RESOLUTION TO EXCHANGE COUNTY PROPERTY

WHEREAS, the COUNTY OF CLARK, a political subdivision of the State of Nevada ("COUNTY"), has excess right-of-way along Pacific Avenue in Goodsprings, Nevada, described in Exhibits "A1" and "B1" ("COUNTY PROPERTY") attached hereto and incorporated herein by this reference; and

WHEREAS, Stephen Nevada Fleming, Trustee of the Stephen Nevada Fleming Trust, and Mary E. Blake, Trustee of the Mary E. Blake Trust, desire to acquire the COUNTY PROPERTY in exchange for property owned by the Stephen Nevada Fleming Trust and the Mary E. Blake Trust and is located on Beacon Street in Goodsprings, Nevada, described in Exhibits "A2" and "B2" ("FLEMING PROPERTY") attached hereto and incorporated herein by this reference, which provides access to the fire station in Goodsprings; and

WHEREAS, Nevada Revised Statute 244.276 provides that a board of county commissioners may exchange county property for other property in the case of establishment, realignment, change and/or adjustment of a street.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, that conveyance of the COUNTY PROPERTY in exchange for the FLEMING PROPERTY for the purpose of establishing a right-of-way for Beacon Street and vacating an excess portion of Pacific Avenue, and is in the best interest of COUNTY and its citizens.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that the County Manager is authorized to execute a Quit Claim Deed conveying to Stephen Nevada Fleming, Trustee of the Stephen Nevada Fleming Trust, and Mary E. Blake, Trustee of the Mary E. Blake Trust, the COUNTY PROPERTY in exchange of Stephen Nevada Fleming, Trustee of the Stephen Nevada Fleming Trust, and Mary E. Blake, Trustee of the Mary E. Blake Trust, executing a Grant, Bargain, Sale Deed conveying to the COUNTY the FLEMING PROPERTY.

PASSED, ADOPTED and APPROVED this ____ day of _____, 2025.

CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

BY: _____
TICK SEGERBLOM, CHAIR

ATTEST:

BY: _____
LYNN MARIE GOYA, County Clerk

APPROVED AS TO FORM:



JASON B. PATCHETT
Deputy District Attorney

EXHIBIT "A1"
Legal Description for
APN 202-26-599-002
COUNTY PROPERTY

Sheet 1 of 3

A portion of that parcel of land as described in that certain Clark County Treasurer Deed recorded in Book 20060216, Instrument 01978, on file in the Official Records of the Clark County Recorder, Clark County, Nevada, lying in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 26, Township 24 South, Range 58 East, M.D.M., Clark County Nevada, being more particularly described as follows:

COMMENCING at a 2" Clark County Engineering Division brass cap in concrete stamped "1/16 PACIFIC HIGH 5-14-65", being the northeast corner of the Goodsprings Townsite as shown in File 15, Page 45 of Surveys, on file with said County Recorder, from which an 1 1/2" aluminum cap stamped "GD BUCK, RLS 3393", being the southeast corner of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of said Section 26, bears North 00°05'53" West, a distance of 26.81 feet;

Thence North 89°54'31" West, along the north line of said Goodsprings Townsite, 40.05 feet to a point on the westerly line of the east forty feet (40') of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 26, said point also being the **POINT OF BEGINNING**;

Thence North 89°54'31" West, continuing along said north line, 589.95 feet to the northerly prolongation of the east right-of-way line of Vegas Street of said Goodsprings Townsite;

Thence North 00°01'30" East, along said northerly prolongation, 6.29 feet to the south line of said North Half (N 1/2);

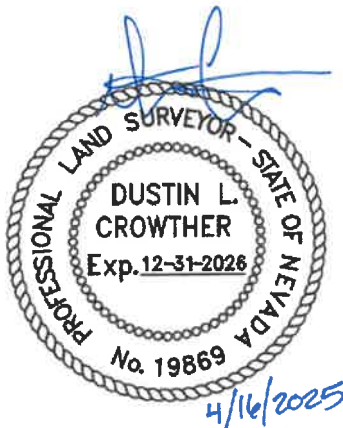
Thence North 88°13'35" East, along said south line, 590.23 feet to the aforementioned westerly line of said east forty feet (40');

Thence South 00°00'42" West, along said westerly line, 25.50 feet to the **POINT OF BEGINNING**.

BASIS OF BEARINGS

North 89°54'31" West, being the bearing of the north line of the Goodsprings Townsite, as shown in File 15, Page 45 of Surveys, on file in the Official Records of the Clark County Recorder, Clark County, Nevada.

This description was prepared from documents of record and the results of a topographic field survey. See **EXHIBIT "B1"** attached hereto, and by this reference made a part hereof.



Dustin L. Crowther, P.L.S.
Nevada Certificate No. 19869
Clark County Surveyor

Clark County Public Works 500 S. Grand Central Pkwy, Las Vegas, NV 89155

P:\SURVEY\SHARED\DESCRIPTIONS\Goodsprings\202-26-599-002 Pacific Avenue Vegas St to Fayle St.DOC
P:\SURVEY\SHARED\DESCRIPTIONS\DWG\202-26-599-002 Pacific Avenue Vegas St to Fayle St.DWG

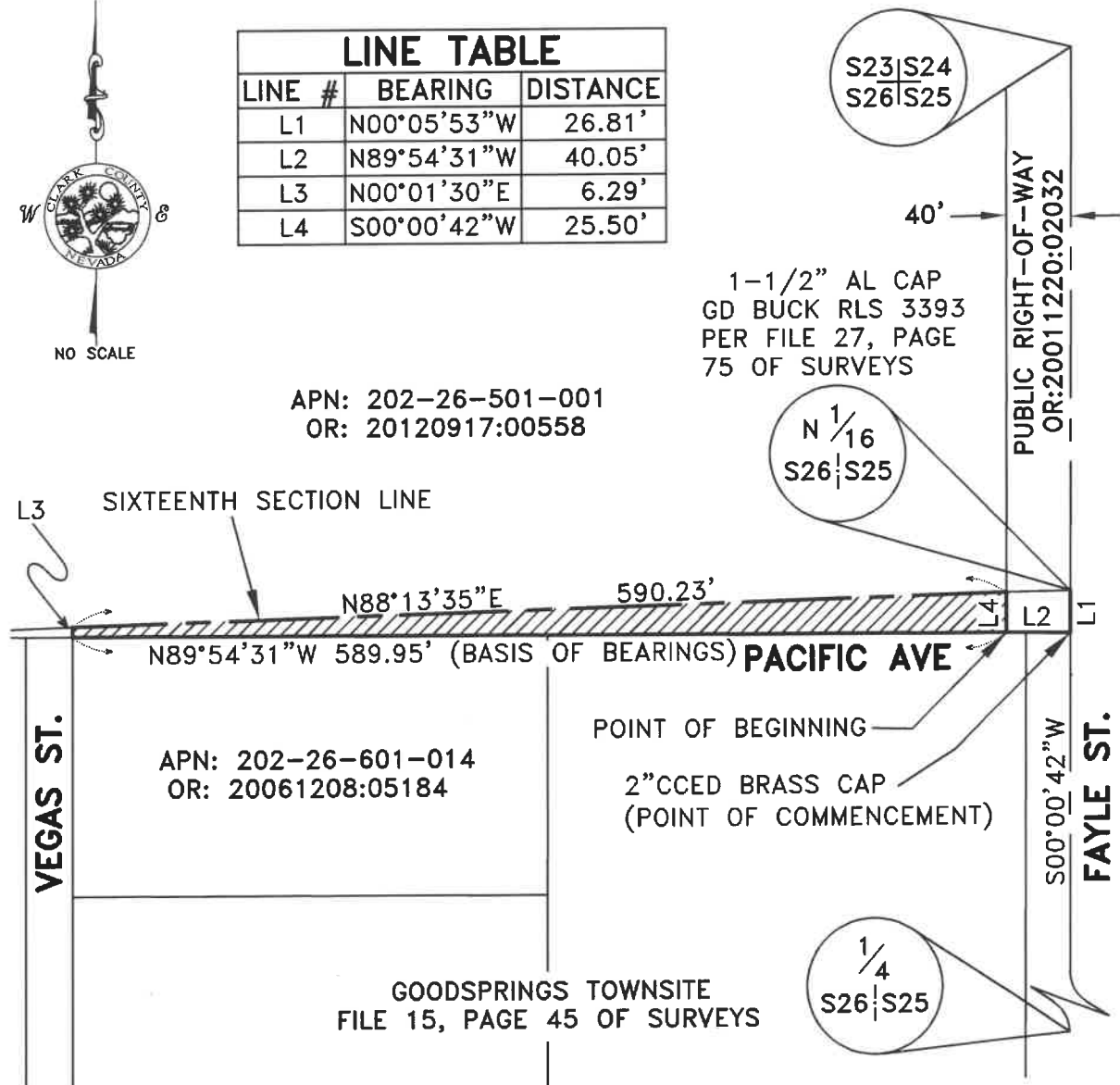
EXHIBIT "B1"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°05'53"W	26.81'
L2	N89°54'31"W	40.05'
L3	N00°01'30"E	6.29'
L4	S00°00'42"W	25.50'

APN: 202-26-501-001
OR: 20120917:00558



NOTE: AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD AND THE RESULTS OF A TOPOGRAPHIC FIELD SURVEY.  DESCRIBED AREA

OWNER:	COUNTY OF CLARK DEPARTMENT OF PUBLIC WORKS
PARCEL NUMBER:	202-26-599-002
SECTION, TOWNSHIP, RANGE:	SECTION 26, TOWNSHIP 24 SOUTH, RANGE 58 EAST, M.D.M.
TOTAL AREA:	9377 SQUARE FEET (0.22 ACRES) MORE OR LESS
REFERENCES:	BLM DEPENDENT RESURVEY ACCEPTED JUNE 25, 2014;
	ORDER OF VACATION 20030421:01318;
	CLARK COUNTY TREASURER TRUSTEE DEED 20060216:01978

EXHIBIT "A2"
Legal Description for
APN 202-26-501-001
FLEMING PROPERTY

Sheet 1 of 5

A portion of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of Section 26, Township 24 South, Range 58 East, M.D.M., Clark County, Nevada, being more particularly described as follows:

COMMENCING at a 2" Clark County Engineering Division brass cap in concrete stamped "1/16 PACIFIC BEACON 5-14-65", being the northwest corner of the Goodsprings Townsite as shown in File 15, Page 45 of Surveys, on file in the Official Records of the Clark County Recorder, Clark County, Nevada, from which the southwest corner of the North Half (N 1/2) of the Northeast Quarter (NE 1/4) of said Section 26, bears South 06°41'44" East, a distance of 59.37 feet;

Thence South 89°54'31" East, along the north line of said Goodsprings Townsite, 6.75 feet to a point on the west line of said North Half (N 1/2) being the **POINT OF BEGINNING**;

Thence North 00°10'19" West, along the west line of said North Half (N 1/2), a distance of 684.40 feet to the beginning of a non-tangent curve, concave westerly, having a radius of 440.00 feet;

A radial line to said point bears North 65°12'29" East,

Thence southerly along said curve, through a central angle of 24°37'12", an arc length of 189.07 feet to the easterly line of the west forty feet (40') of said North Half (N 1/2);

Thence South 00°10'19" East, along said easterly line, 285.14 feet to a point on the northernmost line of AREA 1 as described and shown in that certain Grant, Bargain, Sale Deed recorded in Book 20170727, Instrument 03547, on file with said County Recorder;

Thence South $86^{\circ}52'17''$ West, along said northernmost line, 11.91 feet to the northernmost corner of AREA 2 as described and shown in said Grant, Bargain, Sale Deed;

Thence South $00^{\circ}05'29''$ West, along the west line of said AREA 2, a distance of 215.47 feet to the north line of said Goodsprings Townsite;

Thence North $89^{\circ}54'31''$ West, along the north line of said Goodsprings Townsite, 27.12 feet to the **POINT OF BEGINNING**.

BASIS OF BEARINGS

North $89^{\circ}54'31''$ West, being the bearing of the north line of the Goodsprings Townsite, as shown in File 15, Page 45 of Surveys, on file in the Official Records of the Clark County Recorder, Clark County, Nevada.

This description was prepared from documents of record and the results of a topographic field survey. See **EXHIBIT "B2"** attached hereto, and by this reference made a part hereof.

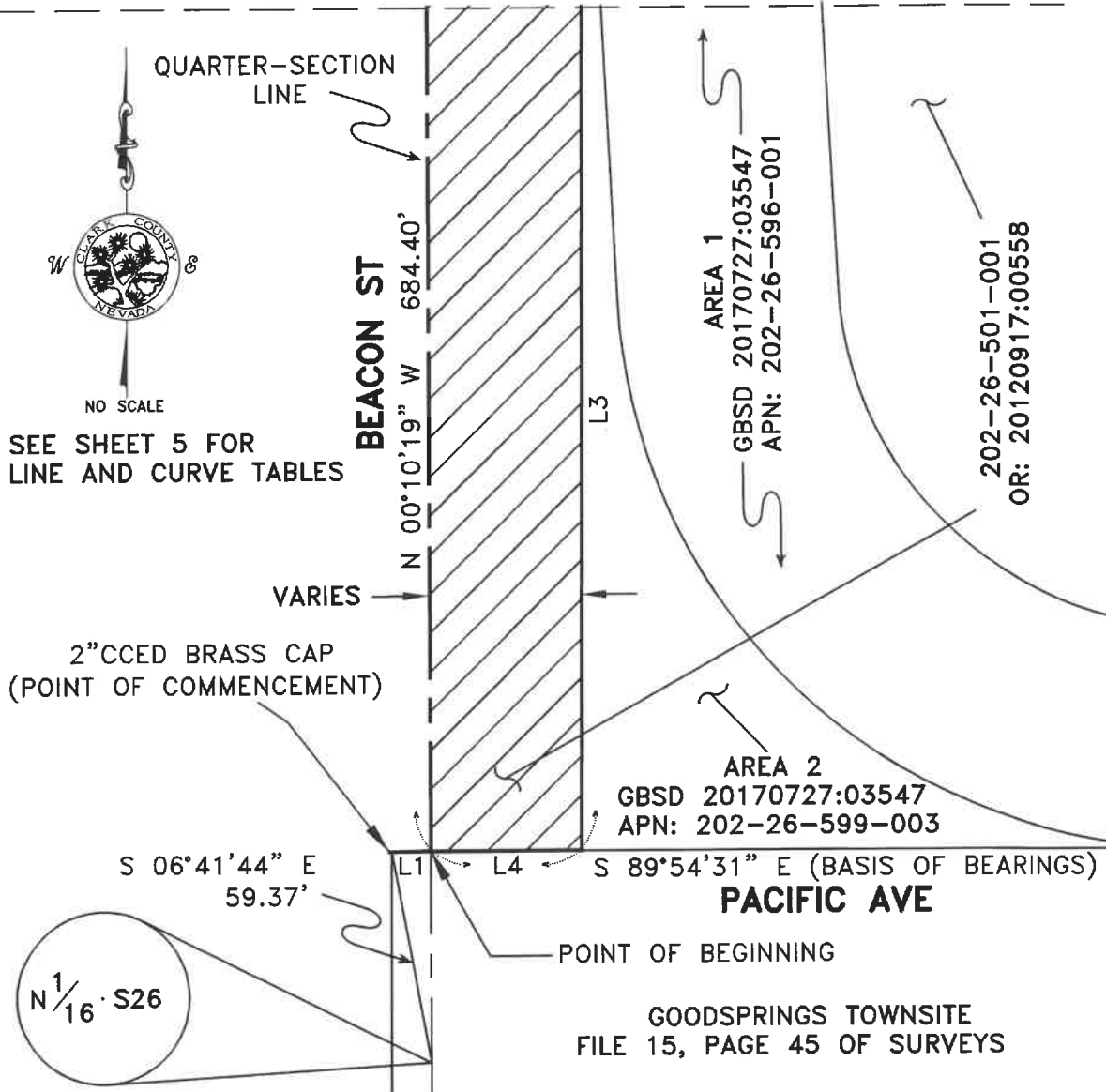


Dustin L. Crowther, P.L.S.
Nevada Certificate No. 19869
Clark County Surveyor

EXHIBIT "B2"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION

MATCH LINE SEE SHEET 4



NOTE: AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD AND THE RESULTS OF A TOPOGRAPHIC FIELD SURVEY.



DESCRIBED AREA

OWNER: MARY E. BLAKE TRUST and STEPHEN NEVADA FLEMING TRUST
PARCEL NUMBER: 202-26-501-001
SECTION, TOWNSHIP, RANGE: SECTION 26, TOWNSHIP 24 SOUTH, RANGE 58 EAST, M.D.M.
TOTAL AREA: 22,308 SQUARE FEET (0.51 ACRES) MORE OR LESS
REFERENCES: BLM DEPENDENT RESURVEY ACCEPTED JUNE 25, 2014

EXHIBIT "B2"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION



SEE SHEET 5 FOR
LINE AND CURVE TABLES

USA AND COUNTY OF CLARK LEASE
APN: 202-26-101-002
OR: 1116:1075862

COUNTY OF CLARK (FIRE DEPT)
APN: 202-26-101-003
OR: 20110411:00942

MATCH LINE SEE SHEET 3

N 65°12'29" E (R)

1/4 S23
S26

40'

684.40'

N 00°10'19" W

L2

L3

285.14' E
S 00°10'19" E

APN: 202-26-501-001
OR: 20120917:00558

AREA 1
GBSD 20170727:03547
APN: 202-26-596-001

NOTE: AREA SHOWN IS DERIVED FROM DOCUMENTS OF
RECORD AND THE RESULTS OF A TOPOGRAPHIC FIELD
SURVEY.

 DESCRIBED AREA

OWNER:	MARY E. BLAKE TRUST and STEPHEN NEVADA FLEMING TRUST
PARCEL NUMBER:	202-26-501-001
SECTION, TOWNSHIP, RANGE:	SECTION 26, TOWNSHIP 24 SOUTH, RANGE 58 EAST, M.D.M.
TOTAL AREA:	22,308 SQUARE FEET (0.51 ACRES) MORE OR LESS
REFERENCES:	BLM DEPENDENT RESURVEY ACCEPTED JUNE 25, 2014

EXHIBIT "B2"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°54'31"E	6.75'
L2	S86°52'17"W	11.91'
L3	S00°05'29"W	215.47'
L4	N89°54'31"W	27.12'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	440'	24°37'12"	189.07'	96.02'