

APN 163-31-101-004

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 LV RUSSELL ROAD ONE, LLC, GRANTOR(s), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which 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 successors and assigns, **GRANTEE**, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

RUSSELL ROAD

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.

LV RUSSELL ROAD ONE, LLC

BY:

SIGNATURE

Brandon Keating

PRINT NAME

Manager

TITLE

STATE OF NEVADA)

) ss

COUNTY OF CLARK)

On this 21 day of MARCH, 2023, GRANTOR(s), BRENDA

Keating, 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

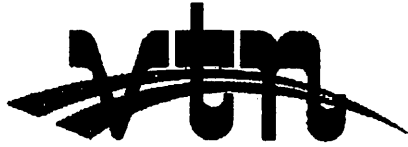
My Commission expires: 6.28.26

Trisha Christmas
NOTARY PUBLIC in and for said County and State

{SEAL}

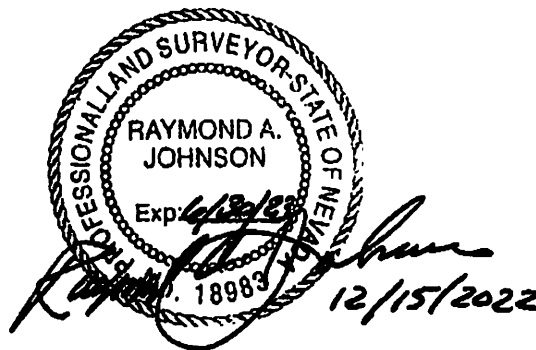


Dedication



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

W.O.8206
December 13, 2022
BY: CTR
P.R. BY: TZ
PAGE 1 OF 4
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EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHEASTERLY OF HUALAPAI WAY AND RUSSELL ROAD, FOR PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

**LEGAL DESCRIPTION
RIGHT-OF-WAY DEDICATION**

BEING A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT WEST SIXTEENTH SECTION CORNER COMMON TO SECTION 30 AND SAID SECTION 31 BEING THE CENTERLINE INTERSECTION OF CONQUISTADOR STREET AND RUSSELL ROAD;

THENCE SOUTH 00°54'26" WEST ALONG THE CENTERLINE OF SAID CONQUISTADOR STREET, 76.01 FEET; THENCE NORTH 89°05'34" WEST DEPARTING SAID CENTERLINE, 30.00 FEET, RADIALLY TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, 39.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°02'28"; THENCE NORTH 00°08'02" WEST RADIALLY, 5.00 FEET; THENCE SOUTH 89°51'58" WEST, 282.44 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2); THENCE NORTH 00°53'22" EAST ALONG SAID WEST LINE, 45.00 FEET TO THE CENTERLINE OF SAID RUSSELL ROAD;

LEGAL DESCRIPTION CONTINUED – RIGHT-OF-WAY DEDICATION
W.O.8206
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THENCE NORTH 89°51'58" EAST ALONG SAID CENTERLINE, 338.01 FEET THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

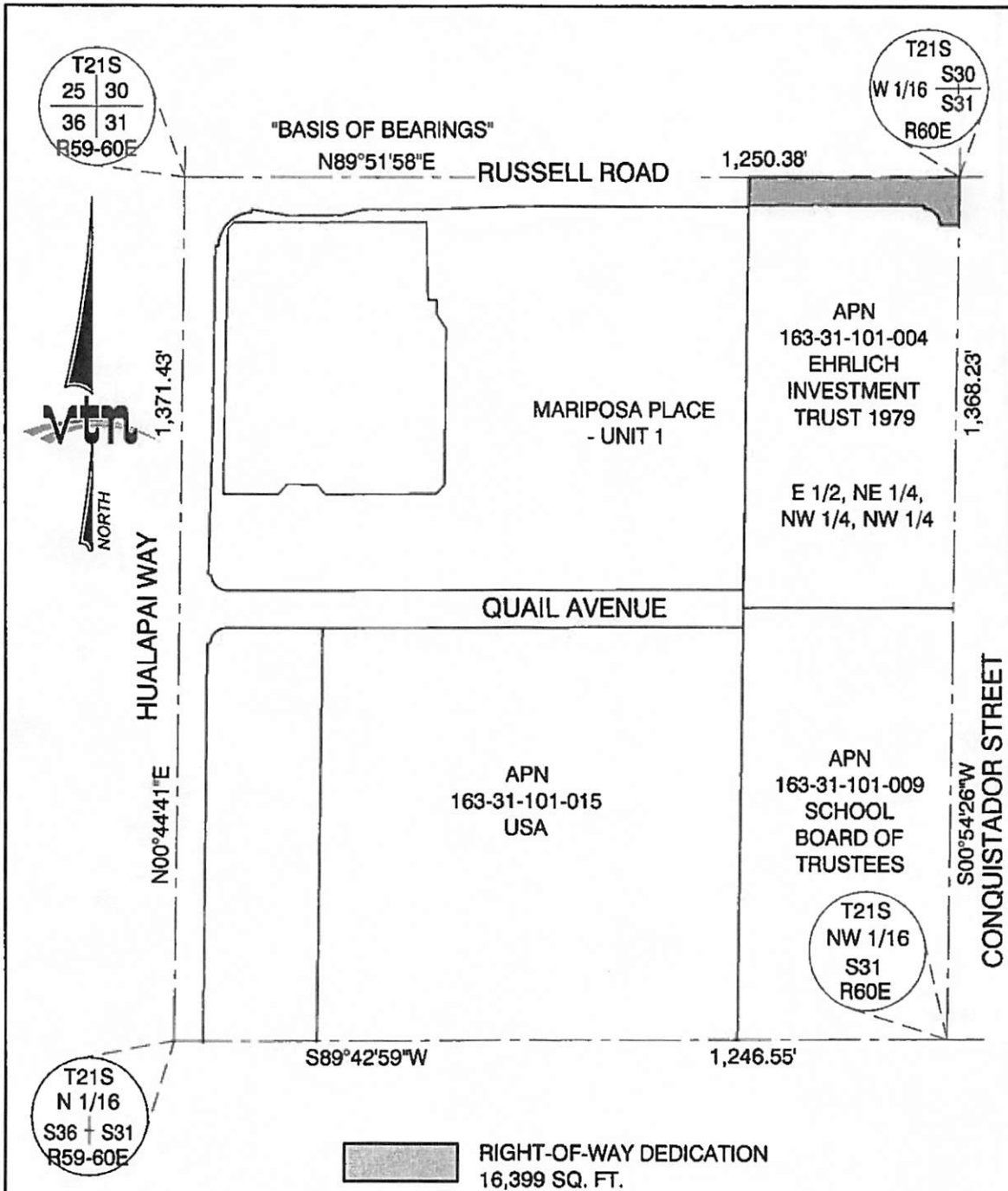
AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 16,399 SQ. FT., MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

BASIS OF BEARINGS

NORTH 89°51'58" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 31, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 101 OF SURVEYS, AT PAGE 11.

END OF DESCRIPTION.



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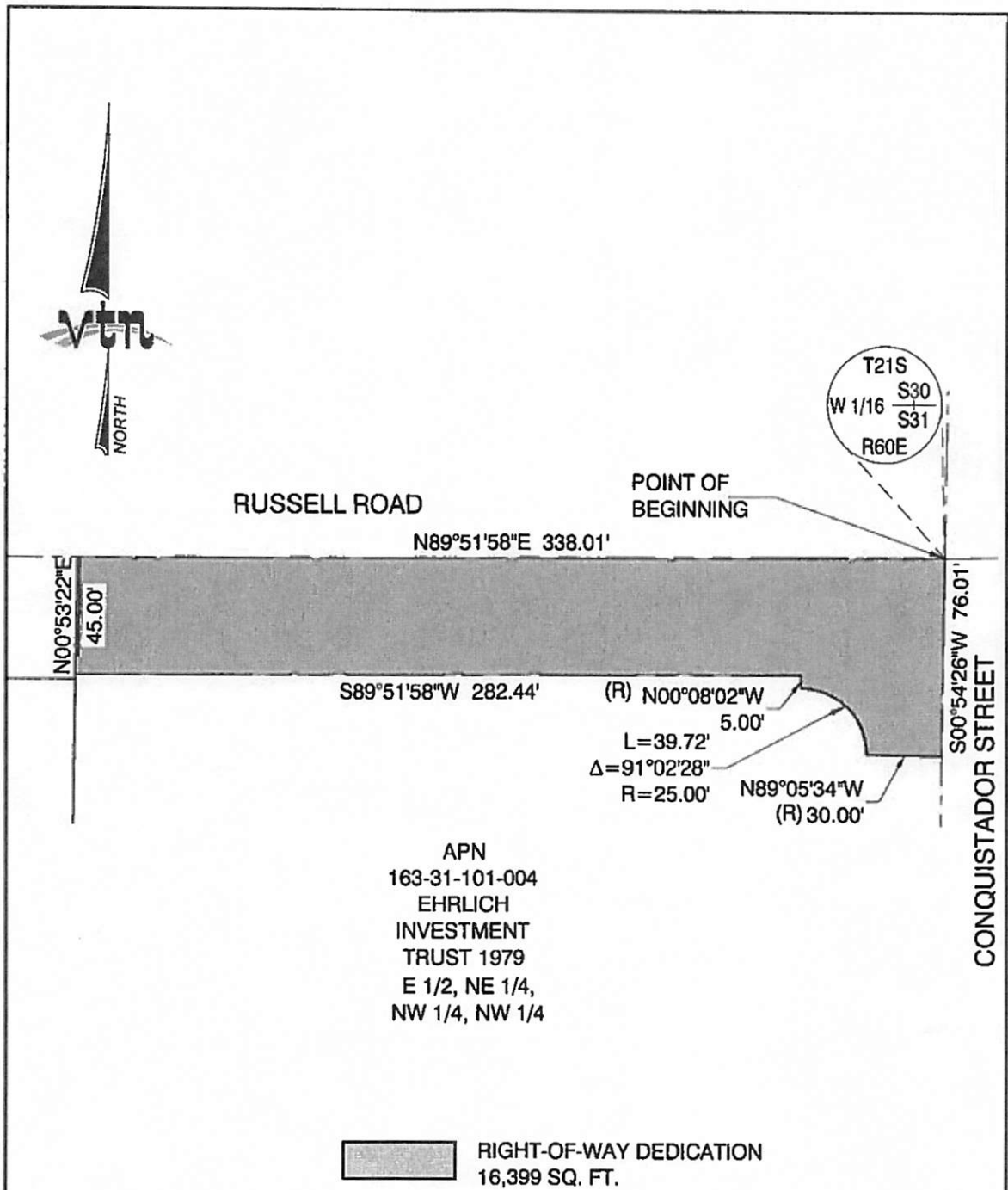
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vtm
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION

SCALE	HORZ. 1"=250'
	VERT. N/A
W.O. NO.	8206
DRAWN BY:	CTR
DATE:	DECEMBER 2022
SHEET	3 OF 4



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2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE	HORZ. 1"=60'
		VERT. N/A
RIGHT-OF-WAY DEDICATION	W.O. NO.	8206
	DRAWN BY:	CTR
	DATE:	DECEMBER 2022

SHEET 4 OF 4	
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