

APN: 163-34-401-015

WHEN RECORDED, RETURN TO:

Clark County Department of Public Works
Attention: Antonio Papazian, Manager of Development Review
500 Grand Central Parkway
Las Vegas, Nevada 89106

DEDICATION IN FEE

COUNTY OF CLARK (AVIATION), a political subdivision of the State of Nevada, "Dedicator", does hereby dedicate for roadway, public utility, and drainage purposes, that tract or parcel of land located in the County of Clark, State of Nevada, described as follows:

PIONEER WAY

**THAT PORTION OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. M.,
CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

See Exhibit "A" attached hereto and by this reference made a part hereof.

Assessor's Parcel No.: 163-34-401-015

This dedication is made subject, however, to the following reservations and conditions subsequent:

In the event the land herein described shall cease to be used for public roadway purposes and the land is to be vacated to a private entity, then the Clark County Board of County Commissioners (BCC) shall, as a condition of the vacation require the private entity receiving the vacated land to pay such considerations as the BCC determines to be reasonable. Said funds shall be deposited in Airport Fund No. 5250.850.

Signature of individual reviewing and approving
document: _____

Dept: _____ Date: _____

APN: 163-34-401-015

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2023.

COUNTY OF CLARK (AVIATION), a political subdivision of the State of Nevada

By: _____

Its: _____

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On the ____ day of _____, 2023, personally appeared before me, the undersigned, a Notary Public in and for the State of Nevada, _____, _____, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that she executed the same voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public in and for said County and State

My commission expires: _____

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

APN: 163-34-401-015
PUBLIC STREET DEDICATION

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC STREET DEDICATION IN SUPPORT OF THE "MARY HUNTER LOTS" PROJECT.

DESCRIPTION

A PORTION OF THAT CERTAIN PATENT NO. 29-99-0024, RECORDED APRIL 2, 1999, IN BOOK 990402, AS INSTRUMENT NO. 01640, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, LYING WITHIN THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 30.00 FEET OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 34;

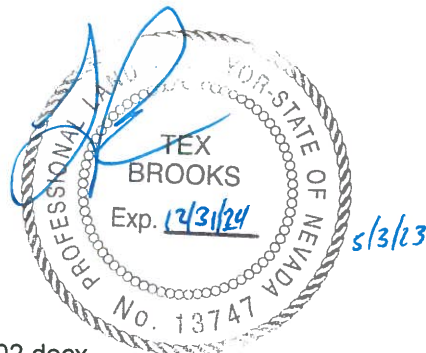
TOGETHER WITH A SPANDREL AREA IN THE NORTHEAST CORNER THEREOF, BEING THE SOUTHWEST CORNER OF THE INTERSECTION OF "TECO AVENUE" AND "PIONEER WAY", BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE NORTH 30.00 FEET, ON THE EAST BY THE WEST LINE OF THE EAST 30.00 FEET AND ON THE SOUTHWEST BY THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT TO THE SOUTH LINE OF THE NORTH 30.00 FEET AND TANGENT TO THE WEST LINE OF THE EAST 30.00 FEET;

EXCEPTING THEREFROM THE NORTH 30.00 FEET THEREOF.

CONTAINING 9,188 SQUARE FEET, MORE OR LESS.

SEE EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

TEX J. BROOKS, PLS
NEVADA LICENSE NO. 13747



APN: 163-34-401-015
PUBLIC STREET DEDICATION

BUFFALO 215 BUSINESS PARK
BOOK 138, PAGE 67 OF PLATS
NOT A PART

APN:163-34-411-014
OR:20220509:02411
NOT A PART

PIONEER WAY

TECO AVENUE

30'

PUBLIC STREET PER
OR:20070516:04203

R15'

AREA = 9,188
SQUARE FEET

COUNTY OF CLARK (AVIATION)
APN:163-34-401-015
OR:990402:01640

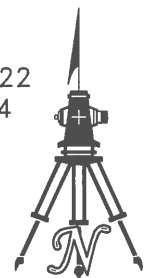
NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$
S34 T21S R60E

BEEDIE NV PROPERTY, LLC
APN:163-34-401-016
OR:20220323:00914
NOT A PART

30'

FOREST HILL FAMILY TRUST
APN:163-34-401-021
OR:20211209:01546
NOT A PART

BEEDIE NV
PROPERTY, LLC
APN:163-34-401-022
OR:20220323:00914
NOT A PART



1" = 100'

P:\BEE\22013 - MARY HUNTER LOTS\DWG\EXHIBITS\22013-ROW_02.DWG

WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6252 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV, 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER
(SW $\frac{1}{4}$) OF SECTION 34, TOWNSHIP 21 SOUTH,
RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA

PAGE 1 OF 1

Name: 1

North: 150149.9859' East: 72544.1436'

Segment #1 : Line

Course: S88°46'16"W Length: 30.00'

North: 150149.3425' East: 72514.1505'

Segment #2 : Line

Course: N00°50'27"W Length: 289.53'

North: 150438.8413' East: 72509.9017'

Segment #3 : Curve

Length: 23.66' Radius: 15.00'

Delta: 90°23'23.73" Tangent: 15.10'

Chord: 21.29' Course: N46°02'09"W

Course In: S89°09'33"W Course Out: N01°13'51"W

RP North: 150438.6212' East: 72494.9033'

End North: 150453.6210' East: 72494.5777'

Segment #4 : Line

Course: N88°46'09"E Length: 45.10'

North: 150454.5898' East: 72539.6673'

Segment #5 : Line

Course: S00°50'27"E Length: 304.63'

North: 150149.9926' East: 72544.1377'

Perimeter: 692.93' Area: 9188.05 Sq. Ft.

Error Closure: 0.0089 Course: N41°25'36"W

Error North: 0.00669 East: -0.00591

Precision 1: 77589.89
