

**RESOLUTION TO DECLARE COUNTY-OWNED REAL PROPERTY AS SURPLUS
AND MAKE OFFER TO RECONVEY**

WHEREAS, the County of Clark, a political subdivision of the State of Nevada ("**County**"), holds title to ± 0.64 acres of undeveloped County-owned real property (Assessor Parcel Number 176-03-201-014) ("**Property**") located on the **East** side of Buffalo Drive and South of Roy Horn Way, Las Vegas, Nevada as legally described in Exhibit "A".

WHEREAS, the Property consists of a ±0.64-acre parcel remaining after the County's purchase under threat of eminent domain of the original ±5.01 acre parcel purchased from Big 10 Investments ("Prior Owners") in July 1997, for the construction a portion of the CC215 Beltway; and

WHEREAS, under certain criteria, Nevada Revised Statute **244.290** allows the County to make an offer to reconvey the Property back to the Prior Owner, or their successor in interest, for an amount equal to the appraised value of the land at the time of reconveyance.

NOW, THEREFORE, be it resolved by the Clark County Board of Commissioners as follows:

1. The Property is surplus to the County's needs and reconveyance of the Property to prior owners or their successor in interest, for \$655,000.00 plus any costs for transfer is in the best interest of the County and its residents.
2. The Acting Director of the Department of Real Property Management is hereby authorized and directed to make a written offer to reconvey the Property to the Prior Owner, on the terms contained in this Resolution ("**Offer to Reconvey**").
3. Upon compliance by the Prior Owner of this Resolution, the Property shall be conveyed to the Prior Owner or their successor in interest by quitclaim deed maintaining, (a) an acknowledgement that the County is reconveying the Property in "as-is" condition with no abutter's or access rights to any publicly-dedicated right of way, and (b) language stating the conveyance is subject to any liens, encumbrances, covenants, conditions, restrictions, reservations, rights, rights-of-way, and easements whether or not shown in the public records ("**Quitclaim Deed**").
4. By accepting the County's Offer to Reconvey, the Prior Owner is relying only upon its independent investigation and not upon any County representations or warranties regarding the physical condition or stability of the Property, the existence of hazardous materials on or under the surface or the suitability of the Property for Successor's purposes or for any other purpose.
5. All costs associated with the reconveyance of the Property, including but not limited to any escrow fees, closing costs, recording fees, title insurance premiums, real property

transfer or other taxes, appraisal fees, assignment fees, publication costs, commissions and loan costs shall be paid by the Prior Owner or their successor-in-interest.

6. The Prior Owners or their successor-in-interest shall, within forty-five (45) calendar days after the date of the County's Offer to Reconvey, to accept the Offer to Reconvey on the terms in this Resolution by signing an acceptance of the Offer to Reconvey and either delivering a cashier's check for \$655,000.00 payable to "Clark County" plus any costs for transfer or delivering into escrow, with a company of the County's choosing, all funds and documents necessary for closing. Time is of the essence.

7. The terms of this Resolution survive the recording of the quitclaim deed.

BE IT FURTHER RESOLVED that, upon acceptance of the County's Offer to Reconvey, and upon compliance with the terms of this Resolution, the Director of Real Property Management or their designee is authorized and directed to execute and deliver the Quitclaim Deed to the Prior Owner or their successor-in-interest.

Adopted and approved on this ____ day of _____, 20__.

ATTEST:

COUNTY OF CLARK, STATE OF NEVADA

BOARD OF COUNTY COMMISSIONERS

Lynn Marie Goya, County Clerk

Tick Segerblom, Chair

APPROVED AS TO FORM:

By



Nichole Kazimirovicz
Deputy District Attorney

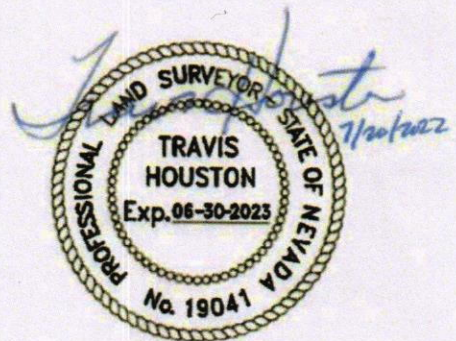
EXHIBIT "A"
Legal Description
For Remnant Parcel
APN 176-03-201-014

Page 1 of 1

That portion of the East Half (E ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 3, Township 22 South, Range 60 East, M.D.M., as shown and described in that certain Final Order of Condemnation recorded in Book 19970725, Instrument 01508 on file in the Official Records of the Clark County Recorder, Clark County, Nevada lying south of that certain DEDICATION document, recorded in Instrument 201309270002144 on file with said Recorder;

EXCEPTING THEREFROM any and all abutter's rights and access rights, along and across, the control of the access line as shown on **EXHIBIT "B"** attached hereto and made a part hereof.

This description was prepared by the Clark County Surveyor's Office from documents of record and does not constitute the results of a field survey made for this purpose. See **EXHIBIT "B"** attached hereto, and by this reference made a part hereof.

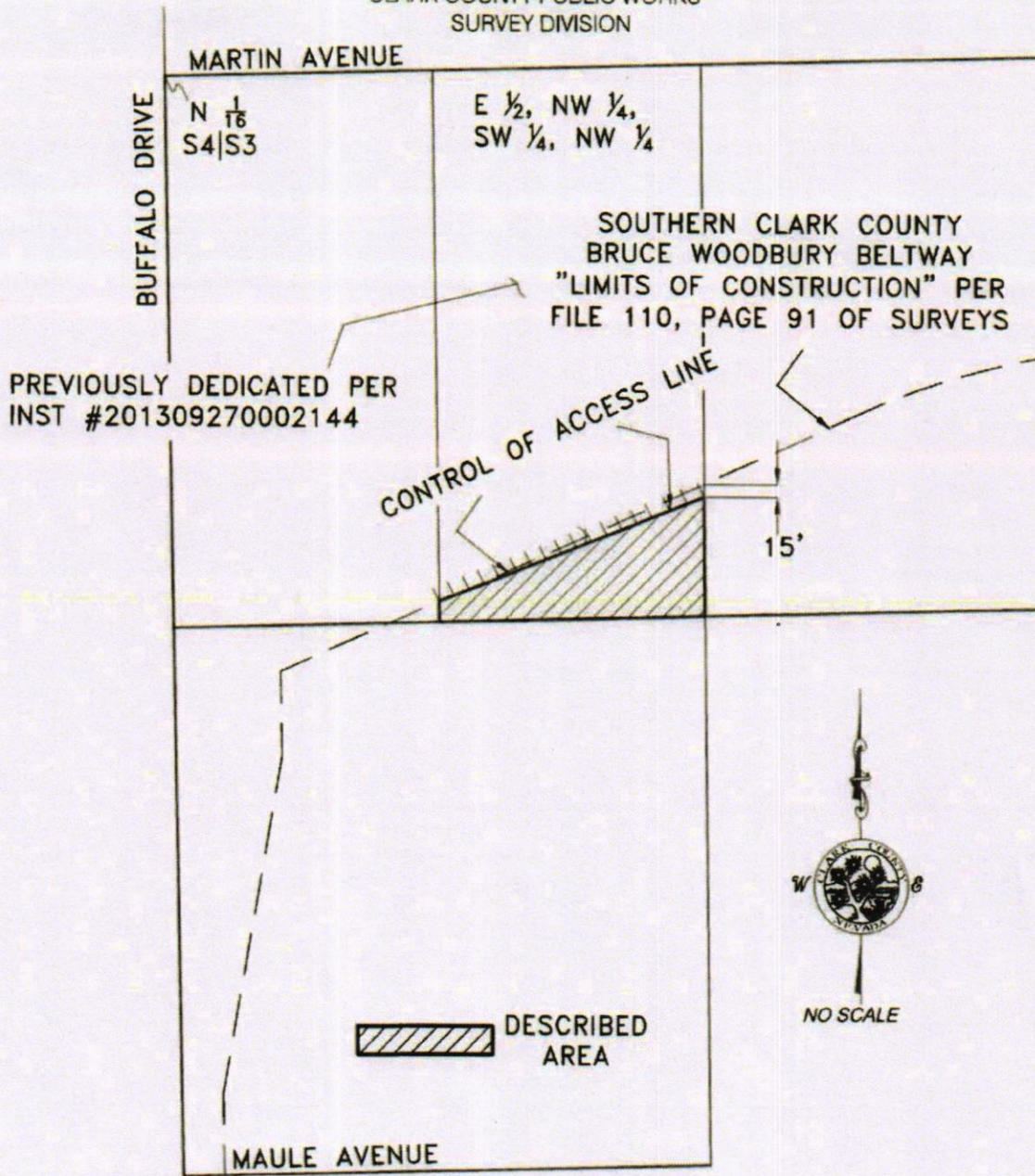


Travis Houston, P.L.S.
Nevada Certificate No. 19041
Clark County Surveyor's Office

Clark County Surveyor's Office | 500 S. Grand Central Pkwy, Las Vegas, NV 89155

P:\SURVEY\SHARED\DESCRIPTIONS\176-03-201-014 Remnant Southern CC 215 near Buffalo Dr.docx
P:\SURVEY\SHARED\DESCRIPTIONS\DWG\176-03-201-014 Buffalo and CC-215 REMNANTr1.dwg

EXHIBIT "B"
 CLARK COUNTY PUBLIC WORKS
 SURVEY DIVISION



NOTE: AREA SHOWN IS DERIVED FROM DOCUMENTS OF RECORD AND DOES NOT CONSTITUTE THE RESULTS OF A FIELD SURVEY.

OWNER:
 PARCEL NUMBER:
 SECTION, TOWNSHIP, RANGE:
 AREA OF REMNANT PARCEL:
 REFERENCES:

CLARK COUNTY (PUBLIC WORKS)
 176-03-201-014
 SECTION 03, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.
 0.64 ACRES MORE OR LESS
 FILE 110, PAGE 91 OF SURVEYS; F.O.O.C.: 19970725-01508



Property Information

Parcel: 1760301014
 Owner Name(s): COUNTY OF CLARK(PUBLIC WORKS)
 Site Address: 0
 Jurisdiction: CC Spring Valley - 89113
 Sale Date: Not Available
 Sale Price: Not Available
 Estimated Lot Size: 0.64
 Recorded Doc Number: 19970725 00001506
 Aerial Flight Date: 2024-02-03

Zoning and Planned Land Use

Legal Description

Owners

Flood Zone

Elected Officials

Lights

Assessor's Information

Assessor's Parcel Map
 Treasurer's Information
 Document Image Records
 Recorder's Office Information
 Soil Guidelines Map
 Expansive Soil Guidelines Map
 Flood Zone Information
 Aerial Link of Current Parcel
 Google Maps
 Assessor Parcel Number Tree

Current Tool: Select Property
Coords in: State Plane ft
 X: 751464 Y: 2673558
Flight Date: Most Current Flight
Current View: Default View
 1: 500

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Tip: Pressing ctrl and 'S' key simultaneously performs a 'force refresh' allowing you to enjoy new features as released!