

RESOLUTION OF INTENT TO SELL REAL PROPERTY
Assessor's Parcel Number
125-20-803-013 and 125-20-803-015

WHEREAS, the County of Clark, a political subdivision of the State of Nevada (hereafter referred to as the "County"), owns ± 0.86 and 0.10 acres of vacant real property (Assessor's Parcel Number 125-20-803-013 and 125-20-803-015), located on the north side of north County I-215 and west of Grand Montecito Parkway Las Vegas, Nevada, and as further described in Exhibit A-1 and A-2 attached hereto and incorporated herein by reference (hereafter referred to as the "Property"); and

WHEREAS, the Property is not needed for County purposes and no other public use of the Property is known or anticipated; and

WHEREAS, the County desires to dispose of the Property pursuant to NRS 244.281(e) (i), (ii) allowing for a parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale; and

WHEREAS, the Property has been appraised by two disinterested competent appraisers chosen as required by NRS 244.2795, and the average of the two appraisals concludes the value of the Property is \$255,00.

NOW THEREFORE, be it resolved by the Board of County Commissioners (hereafter referred to as the "Board") that:

1. It is in the best interest of the County to sell the Property, and the Board hereby declares the Property as surplus to the County's needs.
2. The Property, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale.
3. The County is selling the Property in "as-is" condition. The County makes no 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 the buyer's purposes or for any other purpose.
4. The Property shall be conveyed by quitclaim deed subject to existing covenants, conditions, restrictions, reservations, rights-of-way, and easements as set for the in the Preliminary Title Report, and no access rights in and to the beltway.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2021.

ATTEST

CLARK COUNTY, NEVADA
BOARD OF COUNTY COMMISSIONERS

Lynn Marie Goya, County Clerk

Marilyn Kirkpatrick, Chair

APPROVED AS TO FORM:
MARY-ANNE MILLER
COUNTY COUNSEL

By



Mary-Anne Miller

EXHIBIT "A11"
Legal Description
Western Clark County 215
Bruce Woodbury Beltway
Remnant Parcel
APN 125-20-803-015

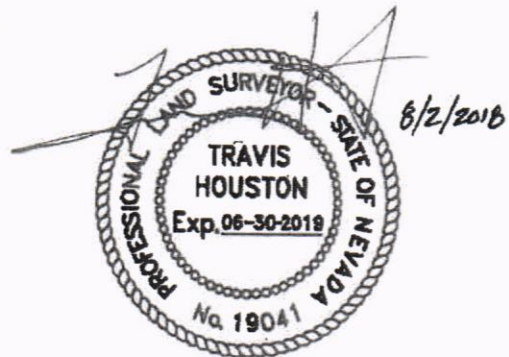
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A portion of that certain "Grant, Bargain, Sale Deed", Book 970709, Instrument 01727, on file in the Official Records of the Clark County Recorder, Clark County, Nevada, lying within the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, more particularly described as follows:

That portion of said "Grant, Bargain, Sale Deed" lying north of that previously dedicated parcel for the Western Clark County 215 Bruce Woodbury Beltway as shown and described in **EXHIBIT "A-11"** of that certain Dedication Document recorded in Book 20040323, Instrument 02092, on file in said Official Records of the Clark County Recorder.

EXCEPTING THEREFROM any and all abutter's rights and access rights, along and across the control of 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 that 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

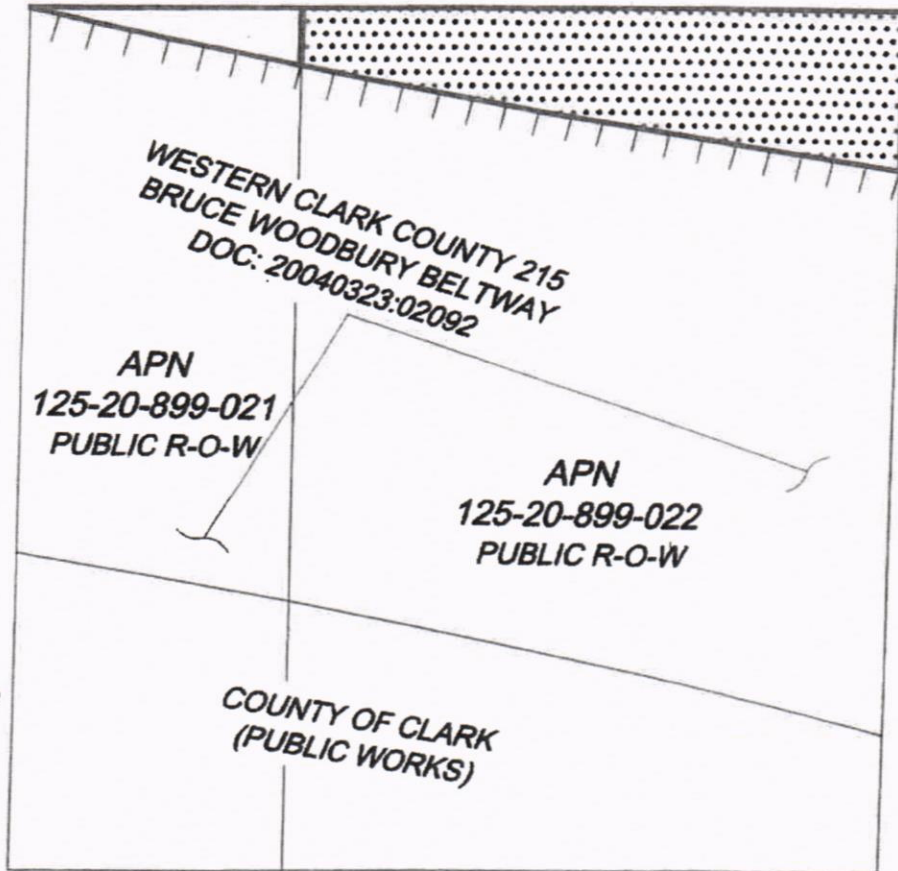
Clark County Surveyor's Office-500 S. Grand Central Pkwy, Las Vegas, NV 89155

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P:\SURVEY\SHARED\DESCRIPTIONS\DWG\125-20-803-013 & 125-20-813-015 Western Clark County Beltway Remnant.dwg

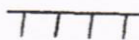
EXHIBIT "A-1"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION

DARLING ROAD



 REMNANT PARCEL

 BELTWAY RW LINE &
WAIVER OF ABUTTERS RIGHTS;
CONTROL OF ACCESS LINE

NOTE: AREAS ARE APPROXIMATE VALUES FOR ASSESSMENT PURPOSES ONLY. DERIVED FROM DOCUMENTS OF RECORD AND FIELD MEASUREMENTS.

OWNER	COUNTY OF CLARK (PUBLIC WORKS)
SECTION, TOWNSHIP, RANGE	SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M.
PARCEL No.	125-20-803-015
AREA OF REMNANT	37,460 SQ.FT., 0.86 ACRES MORE OR LESS-ASSESSOR'S RECORD
REFERENCES	AS NOTED; RECORD OF SURVEY 123-82;20040323:02092 GBSD 970709:01727

EXHIBIT "A-2"
Legal Description
Western Clark County 215
Bruce Woodbury Beltway
Remnant Parcel
APN 125-20-803-013

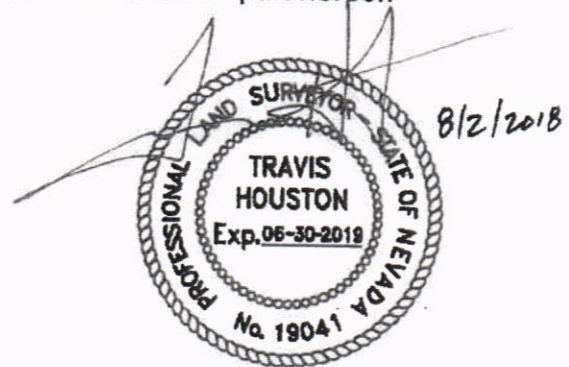
Page 1 of 1

A portion of that certain "Grant, Bargain, Sale Deed", Book 961231, Instrument 00378, on file in the Official Records of the Clark County Recorder, Clark County, Nevada, lying within the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 20, Township 19 South, Range 60 East, M.D.M., Clark County, Nevada, more particularly described as follows:

That portion of said "Grant, Bargain, Sale Deed" lying north of that previously dedicated parcel for the Western Clark County 215 Bruce Woodbury Beltway as shown and described in **EXHIBIT "A-10"** of that certain Dedication Document recorded in Book 20040323, Instrument 02092, on file in said Official Records of the Clark County Recorder.

EXCEPTING THEREFROM any and all abutter's rights and access rights, along and across the control of 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 that 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

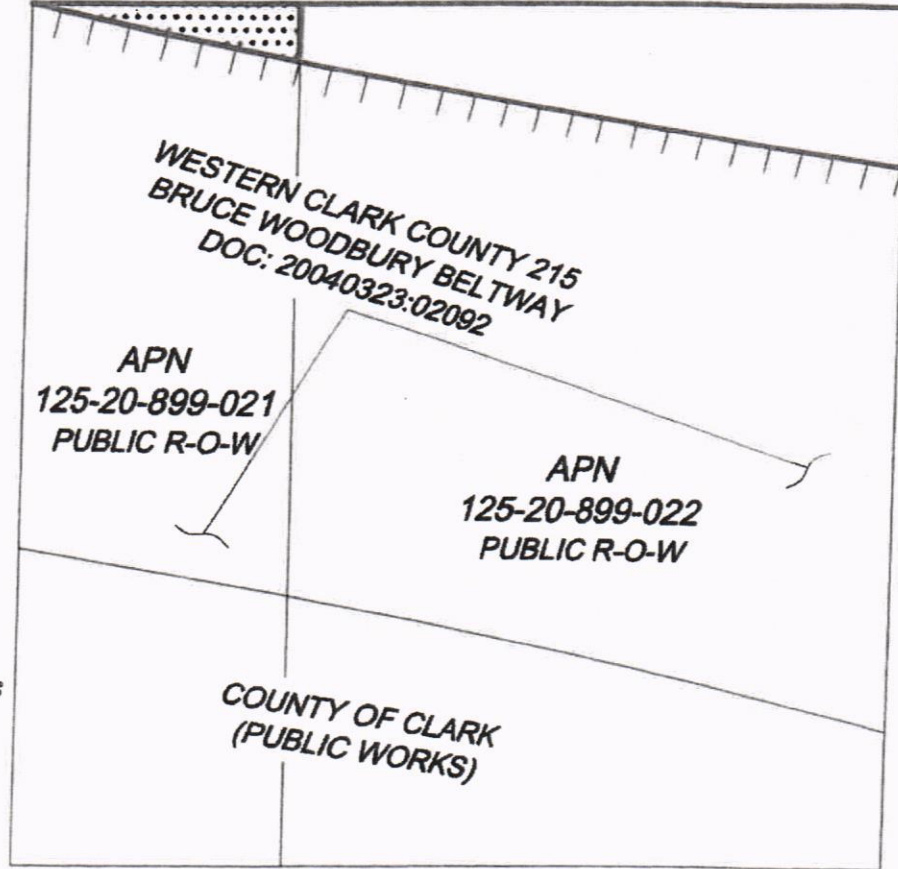
Clark County Surveyor's Office-500 S. Grand Central Pkwy, Las Vegas, NV 89155

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P:\SURVEY\SHARED\DESCRIPTIONS\DWG\125-20-803-013 & 125-20-813-015 Western Clark County Beltway Remnant.dwg

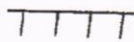
EXHIBIT "A-2"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION

DARLING ROAD



REMNANT PARCEL



**BELTWAY R/W LINE &
WAIVER OF ABUTTERS RIGHTS;
CONTROL OF ACCESS LINE**

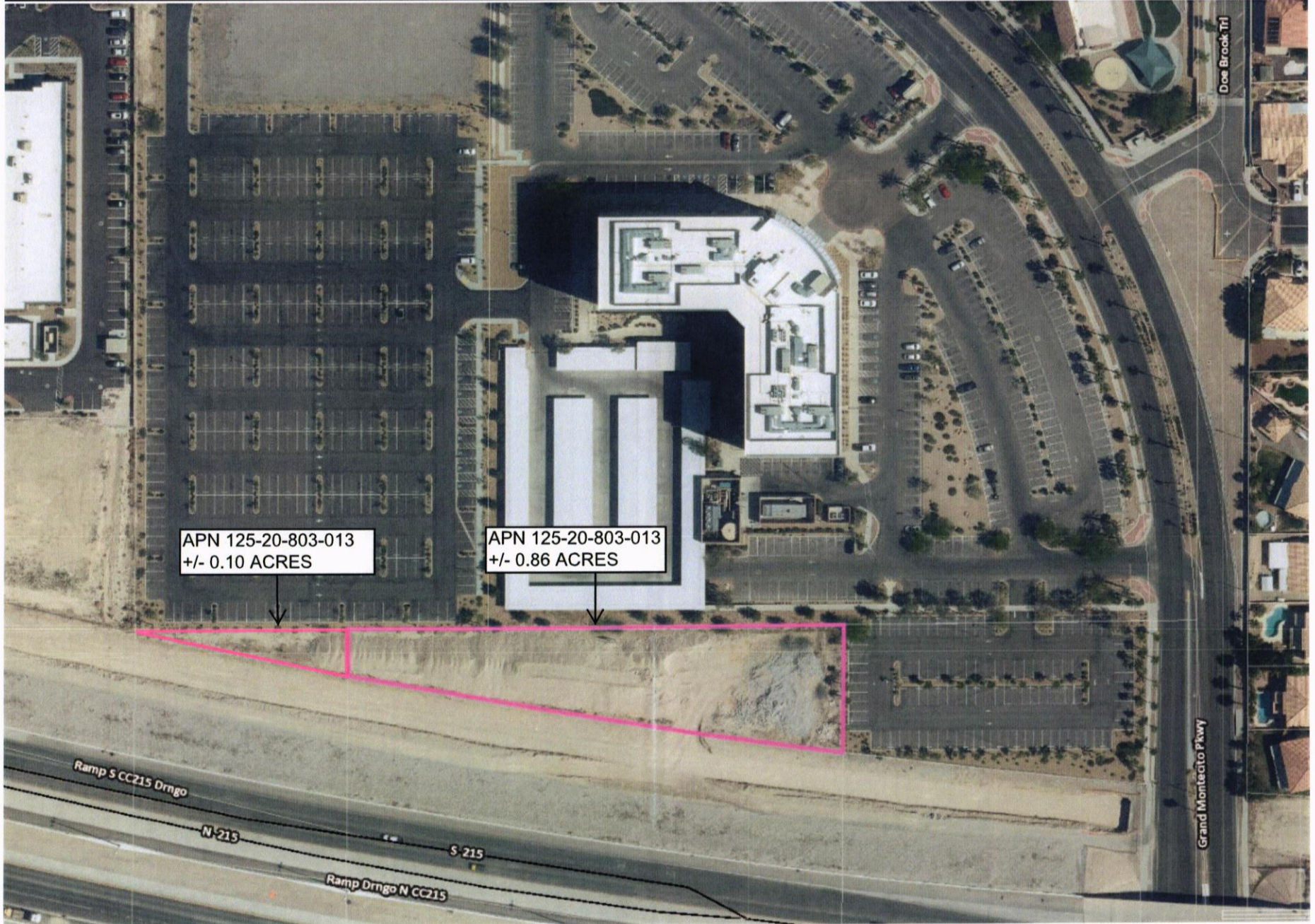
NOTE:

AREAS ARE APPROXIMATE VALUES FOR ASSESSMENT PURPOSES ONLY. DERIVED FROM DOCUMENTS OF RECORD AND FIELD MEASUREMENTS.

OWNER
SECTION, TOWNSHIP, RANGE
PARCEL No.
AREA OF REMNANT
REFERENCES

COUNTY OF CLARK (PUBLIC WORKS)
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST M.D.M.
125-20-803-013
4,356 SQ.FT., 0.10 ACRES MORE OR LESS-ASSESSOR'S RECORD
AS NOTED; RECORD OF SURVEY 123-82; 20040323:02092
GBSD 961231:00378

APN 125-20-802-013 & 015
+/- 0.96 ACRES



APN 125-20-803-013
+/- 0.10 ACRES

APN 125-20-803-013
+/- 0.86 ACRES