

APNs: 126-36-101-022
126-36-101-024

MAIL TAX STATEMENTS AND
WHEN RECORDED, RETURN TO:
Clark County Department of Public Works
Attention: Antonio Papazian, Manager Development Review
500 South Grand Central Parkway, Suite 2001
Las Vegas, Nevada 89106

DEDICATION IN FEE

COUNTY OF CLARK, a political subdivision of the State of Nevada, "Dedicator", does hereby dedicate for the Western Clark County 215 Bruce Woodbury Beltway, a controlled access facility that parcel of land located in the County of Clark, State of Nevada, described as follows:

WESTERN CLARK COUNTY 215 BRUCE WOODBURY BELTWAY

THAT PORTION OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

Assessor's Parcel Nos.: 126-36-101-022
126-36-101-024

Signature of individual reviewing and approving document _____
Antonio Papazian, Manager Development Review
Department Public Works Date _____

IN WITNESS WHEREOF, we have hereunto set our hands this _____ day of _____, 2022.

ATTEST: CLARK COUNTY, NEVADA

BY: _____
LYNN MARIE GOYA
County Clerk

BY: _____
RANDALL J. TARR
Deputy County Manager

**RIGHT-OF-WAY DEDICATION FOR WESTERN CLARK COUNTY
215 BRUCE WOODBURY BELTWAY.**



Explanation

A description of a portion of Assessor's Parcel Number 126-36-101-022 and 024, generally located Northeasterly of the intersection of Ann Road and Schaumber Road.

Legal Description

A portion of that parcel contained in Book 19981201 as Instrument Number 0002426, on file in the Office of the Clark County, Nevada, Recorder, described as follows:

Beginning at the Southeast corner of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 36, Township 19 South, Range 59 East, Mount Diablo Meridian, County of Clark, State of Nevada, thence along the south line of said East Half (1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4), South 89°25'08" West a distance of 251.28 feet to the northwest corner of Right-of-Way document No. 20210913:00889; thence along the projection of the westerly boundary of said document North 34°54'43" West, 148.87 feet to a point on the west line of said East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4); thence along said west line North 00°17'16" East a distance of 2.11 feet to a point on the southerly right-of-way of Ann Road (Publicly Dedicated Or.20160715:001371) (width varies); thence along said right-of-way North 60°22'26" East a distance of 127.82 feet; thence North 60°27'53" East, 260.95 feet to a point on the east line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section 36; thence along said east line South 00°18'38" West a distance of 313.47 feet to the **Point of Beginning**.

Together with 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.

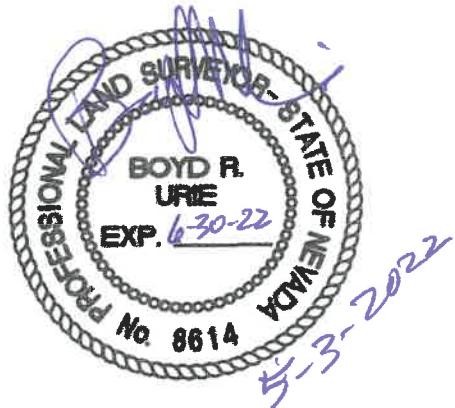
This description contains 68,665 square feet as determined by computer methods, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.



Basis of Bearings: North 00°15'55" East, being the west line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 36, Township 19 South, Range 59 East, Mount Diablo Meridian, as recorded in Book 163 of Plats at Page 53, Official Records, Clark County, Nevada.

End of Legal Description

Boyd R Urie, PLS
Professional Land Surveyor
Nevada License No. 8614



APN: 126-36-101-024

EXHIBIT B

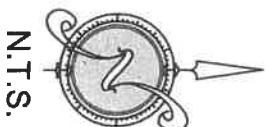
ANN ROAD

N60°27'53"E
260.95'

OR: 20160715:001371

313.47'

S00°18'38"W



N.T.S.

APN 126-36-101-020
COUNTY OF CLARK
OR: 19970909-0000371

POINT OF BEGINNING
SE COR. E1/2 NW1/4 NE1/4
NW1/4 SEC.36, T 19S,
R.59E., M.D.M.

WWW.SMITHLANDSURVEY.COM
(702) 724-2694
6725 S. EASTERN AVENUE, SUITE 7
LAS VEGAS, NEVADA 89119

AVISION DEVELOPMENT PARTNERS
TRANSFER PARCEL NO. 1
CVL012106

04/21/2022
BRU
3 OF 3

APN 126-36-101-022
APN 126-36-101-024
COUNTY OF CLARK
OR: 19981201-00002426

AREA=68,665 SQ.FT.

CONTROL OF
ACCESS LINE

251.28'

S89°25'08"W

APN 126-36-101-026
126-36-101-026
COUNTY OF CLARK
OR: 19981201-00002426

N00°17'16"E
2.11,
N60°22'26"E
127.82

N34°54'43"W
148°38'8"

APN 126-36-101-008
LV 215 LLC
W1/2 SW1/4 NE1/4
NW1/4 SEC. 36,
T. 19 S., R. 59 E., M.D.M.

APN 126-36-101-017
ANNAT 215 LLC
E1/2 SW1/4 NE1/4
NW1/4 SEC. 36,
T. 19 S., R. 59 E., M.D.M.

SMITH
& Associates
LAND SURVEYING, LLC