

CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM

Petitioner: Sami Real, Director, Department of Comprehensive Planning

Recommendation: ORD-25-900545: Conduct a public hearing on an ordinance to amend the official zoning map reclassifying certain properties approved by the Board of County Commissioners on May 21, 2025. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

At the Board of County Commissioners meeting on May 21, 2025, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board conduct a public hearing.

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-25-900545)
ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP RECLASSIFYING CERTAIN PROPERTIES AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS THROUGH VARIOUS ZONE CHANGE APPLICATIONS ON MAY 21, 2025.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on May 21, 2025, the following described properties situated in Clark County are reclassified as follows, (See “Exhibit A” for Legal Description(s)):

ZC-25-0082

From RS20 (Residential Single-Family 20) Zone to RS10 (Residential Single-Family 10) Zone. Generally located on the east side of Hauck Street and the north side of Camero Avenue.

APN: 176-13-601-033

ZC-25-0163

From RS20 (Residential Single-Family 20) Zone to RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street.

APN: 177-12-102-002

ZC-25-0188

From RS20 (Residential Single-Family 20) Zone to RS10 (Residential Single-Family 10) Zone and remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road.

APN: 176-13-501-013; 176-13-501-014; 176-13-501-030; 176-13-501-034; 176-13-501-036; 176-13-501-038; 176-13-601-002; 176-13-601-003

ZC-25-0196

Portions of parcels from an H-2 (General Highway Frontage) Zone to RS80 (Residential Single-Family 80) Zone; from an H-2 (General Highway Frontage) Zone to PF (Public Facility) Zone; from an H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone; and portions of parcels from an H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone; and portions of parcels from an H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone;

Zone to an OS (Open Space) Zone. Generally located on the east and west sides of SR 159 north of Blue Diamond Road and the north and south sides of Blue Diamond Road west of Hualapai Way.

APN: List on file.

ZC-25-0197

From H-2 (General Highway Frontage) Zone to RS80 (Residential Single-Family) Zone. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way.

APN: 175-24-502-006

ZC-25-0198

From an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail.

APN: 175-14-702-007

ZC-25-0230

From RS80 (Residential Single-Family 80) Zone and RS5.2 (Residential Single-Family 5.2) Zone to RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 570 feet south of Riverside Road.

APN: 001-19-802-014

ZC-25-0248

From H-2 (General Highway Frontage) Zone and RS80 (Residential Single-Family 80) Zone to PF (Public Facility) Zone. Generally located on the east side of Las Vegas Boulevard South, 1,600 feet south of Sloan Road (alignment)

APN: 191-30-501-004 ptn; 191-30-601-001 ptn

ZC-25-0252

From H-2 (General Highway Frontage) Zone to CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard.

APN: 161-20-502-011

ZC-25-0265

From RS80 (Residential Single-Family 80) Zone to RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 1,050 feet south of Riverside Road.

APN: 001-19-802-016

ZC-25-0267

From RS80 (Residential Single-Family 80) Zone to RS40 (Residential Single-Family 40) Zone. Generally located on the west side of Paiute Street, 870 feet south of Riverside Road.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, part of ordinances, chapters, sections, subsections, clauses, phrases, or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with name of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the _____ day of
_____ 2025.

INTRODUCED by _____

PASSED ON THE _____ day of
_____ 2025.

VOTE:

AYES:

NAYS:

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
TICK SEGERBLOM, Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day
of _____, 2025.

Exhibit "A"
Legal Description(s)

(see next page for attachment(s))

Westwood

ZC-25-
0082

MISTRAL EDMOND EAST – LEN2405-000

LEGAL DESCRIPTION:

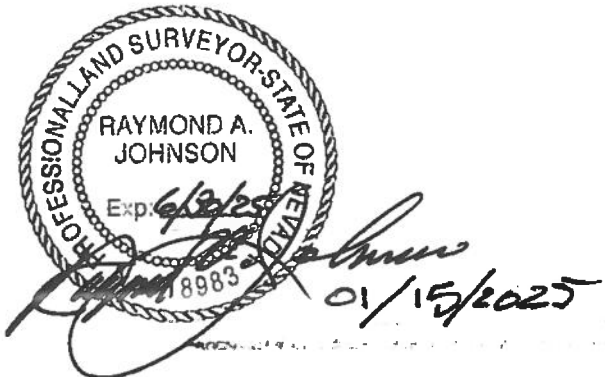
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE
SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13,
TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.B & M., CLARK COUNTY, NEVADA.

2C-25-
0163
1of2



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

W.O. 8412
January 14, 2025
BY: BT
P.R. BY: TJ
PAGE 1 OF 2
APN: 177-12-102-002



EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHEASTERLY OF WARM SPRINGS ROAD AND TOPAZ STREET FOR ZONING PURPOSES.

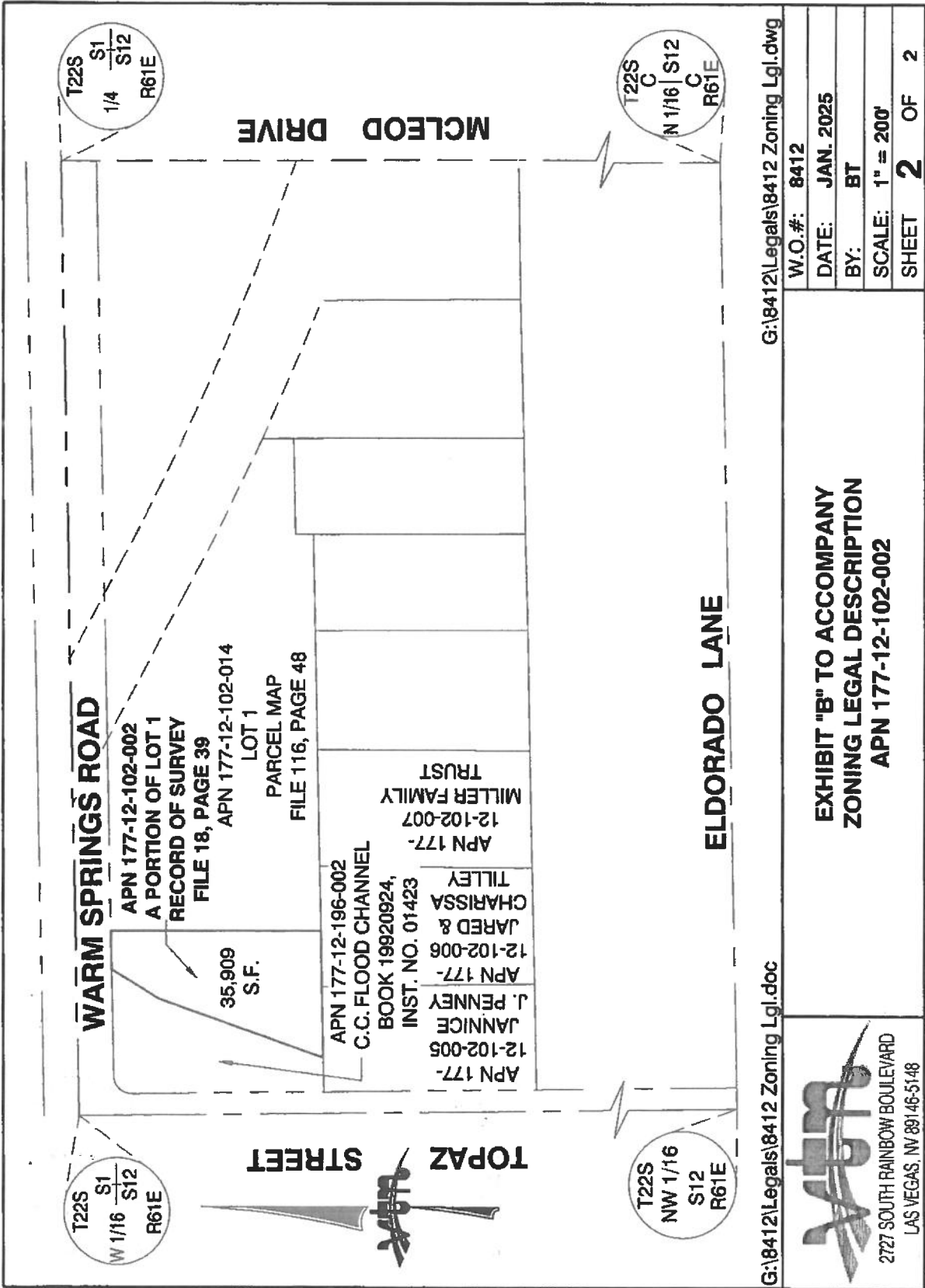
**EXHIBIT "A"
LEGAL DESCRIPTION
ZONING**

BEING ALL OF LOT 1 OF THAT CERTAIN RECORD OF SURVEY AS SHOWN ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 18 OF SURVEYS, AT PAGE 39, EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO CLARK COUNTY FOR FLOOD CONTROL PURPOSES BY THAT "GRANT, BARGAIN, SALE DEED" ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, RECORDED SEPTEMBER 24, 1992 IN BOOK NUMBER 920924, INSTRUMENT NUMBER 01423, LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON "EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 35,909 SQUARE FEET, MORE OR LESS AS DETERMINED BY COMPUTER METHODS.

END OF DESCRIPTION.

2062 20-25-0163



G:\8412\Legals\8412 Zoning Lgl.doc

G:\8412\Legals\8412 Zoning Lgl.dwg

W.O.#: 8412

DATE: JAN. 2025

BY: BT

SCALE: 1" = 200'

SHEET 2 OF 2

**EXHIBIT "B" TO ACCOMPANY
ZONING LEGAL DESCRIPTION
APN 177-12-102-002**

APN

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

MISTRAL EDMOND WEST – LEN2406-000

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M. CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE NORTHERLY THIRTY (30) FEET AND THE WESTERLY THIRTY (30) FEET AS GRANTED TO CLARK COUNTY, NEVADA, FOR ROADS, UTILITIES AND OTHER PUBLIC PURPOSES, BY DEED RECORDED SEPTEMBER 06, 1973 IN BOOK 362, DOCUMENT NO. 321091, OFFICIAL RECORDS.

PARCEL 2:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 3:

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 5:

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

PARCEL 6:

THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST M.D.B.&M.

Westwood

20-25-
2 of 2 0188

PARCEL 7:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, MDB&M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE EAST 30.00 FEET AND THE NORTH 30.00 FEET AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED NOVEMBER 19, 1973 IN BOOK 381 AS DOCUMENT NO. 340317 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS.

PARCEL 8:

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY, NEVADA, FOR ROAD PURPOSES BY DEED RECORDED SEPTEMBER 06, 1973 IN BOOK 362 AS DOCUMENT NO. 321079, OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS VACATED BY THAT CERTAIN ORDER OF VACATION, RECORDED JUNE 8, 1979, IN BOOK 1068 AS DOCUMENT NO. 1027198, OF OFFICIAL RECORDS.

PARCEL 9:

THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THOSE PORTIONS OF LAND CONVEYED TO THE COUNTY OF CLARK BY GRANT, BARGAIN, SALE DEED RECORDED JANUARY 18, 1995 IN BOOK 950118 AS INSTRUMENT NO. 01235 OF OFFICIAL RECORDS

REVISED LEGAL
ZC-25-0196
5/21/25 BCC
AL

EXHIBIT B

REVISED

H-2 TO CG

APN 175-15-202-002

That portion of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 15, Township 22 South, Range 59 East M.D.M. described as follows:

Lot One (1) of that certain Parcel Map on file in File 86 of Parcel Maps, Page 13, in the Office of the County Recorder of Clark County, Nevada.

APN-175-15-202-006

That portion of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 15, Township 22 South, Range 59 East, M.D.M., Official Records, Clark County, Nevada, and being more particularly described as follows:

Lot Two (2) of that certain Parcel Map on file in File 105 of Parcel Maps, Page 62, in the Office of the County Recorder of Clark County, Nevada.

APN 175-15-202-005

THAT PORTION OF THE SOUTH HALF (S ½) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT ONE (1) AS SHOWN BY MAP THEREOF IN FILE 105 OF PARCEL MAPS, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 175-15-202-004

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M. DESCRIBED AS FOLLOWS:

PARCEL THREE (3) AS SHOWN BY MAP THEREOF IN FILE 86 OF PARCEL MAPS, PAGE 13 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 175-15-602-001

The West Half (W ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 22 South, Range 59 East, M.D.M.

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EXHIBIT A
REVISED
H-2 TO RS80

REVISED LEGAL ZC-25-0196 5/21/25 BCC AL
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Parcel 1: (APN: 175-16-501-001)

THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA. LYING NORTHERLY OF THE RIGHT OF WAY LINE OF BLUE DIAMOND ROAD STATE ROUTE 159.

PARCEL 2: (APN: 175-16-501-003)

THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA. LYING NORTHERLY OF THE RIGHT OF WAY LINE OF BLUE DIAMOND ROAD STATE ROUTE 159.

APN 175-16-601-001

THE NORTHERLY 263 FEET OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. AND M.; BEING FURTHER DESCRIBED AS: PARCEL 1 OF THAT CERTAIN PARCEL MAP IN FILE 9 OF PARCEL MAPS, PAGE 53 AS RECORDED JUNE 4, 1976 AS DOCUMENT NO, 587163, CLARK COUNTY NEVADA RECORDS.

APN 175-16-501-017

The South One Half (S 1/2) of the East One Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 16, Township 22 South, Range 59 East, M.D.B. & M..

Excepting therefrom that portion lying Southerly of the center line of State Highway No. 85, Blue Diamond-Red Rock Canyon Cut-Off Road.

APN 175-16-501-014

Being the East Half (E 1/2) of the East Half (E 1/2) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 16, Township 22 South, Range 59 East, M.D.B.&M.

APN 175-16-501-013

THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M.

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APN 175-16-501-008

THE E1/2 E1/2 NW1/4 NE1/4 NE1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 59 EAST M.D.B. & M.

APN 175-15-301-004

THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M.

TOGETHER WITH THE RIGHT TO USE AND AS MEANS OF INGRESS AND EGRESS TO AND FROM THE LAND HEREINABOVE DESCRIBED A ROADWAYS TWENTY (20) FEET WIDE FROM THE NORTHERLY EDGE OF THE GRANTEE'S PROPERTY TO PAHRUMP ROAD WITH THE WEST EDGE OF THIS ROADWAY RUNNING ALONG THE 1/16TH QUARTER SECTION LINE OF SAID SECTION 15.

EXCEPTING THEREFROM THAT PORTION OF LAND AS CONVEYED TO THE COUNTY OF CLARK BY DEDICATION DEED RECORDED DECEMBER 21, 2015 IN BOOK 20151221 AS INSTRUMENT NO. 0000667 OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH THIRTY (30) FEET OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15.

APN 175-15-301-005

The east half (E 1/2) of the West Half (W 1/2) of the Northwest Quarter NW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 15, Township 22 South, Range 59 East, M.D.B. & M.

Together with the right to use as means of ingress and egress to and from the land hereinbefore described a roadway 20 feet wide from the northerly edge of above described property to Pahrump Road, with the west edge of this roadway running along the 1/16th Quarter Section Line of Said Section 15.

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APN 175-15-301-006

THE WEST HALF (W1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPT THE NORTH FORTY (40) FEET THEREOF CONVEYED TO CLARK COUNTY, BY THE DEED RECORDED FEBRUARY 08, 1979, IN BOOK 1007 AS DOCUMENT NO. 966193.

AND FURTHER EXCEPTING THE SOUTH THIRTY (30) FEET THEREOF AS CONVEYED TO CLARK COUNTY BY DEED RECORDED JANUARY 07, 1986 IN BOOK 860107 AS DOCUMENT NO. 00706.

SAID PROPERTY IS ALSO DESCRIBED AS LOT ONE (1) OF CERTIFICATE OF LAND DIVISION 15-85, RECORDED JANUARY 07, 1986 IN BOOK 860107 AS DOCUMENT NO. 00705.

APN 175-15-301-007

THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA.

SAID LAND IS ALSO KNOWN AS LOT TWO (2) OF THAT CERTAIN LAND DIVISION RECORDED JANUARY 7, 1986 IN BOOK 860107, INSTRUMENT NO. 00705, OF OFFICIAL RECORDS.

EXCEPTING THEREFROM ANY INTEREST IN THOSE PORTIONS OF LAND AS CONVEYED TO THE COUNTY OF CLARK, FOR ROADS AND INCIDENTAL PURPOSES BY THOSE CERTAIN DEEDS RECORDED FEBRUARY 8, 1979 IN BOOK 1007, INSTRUMENT NO. 966193, AND RECORDED JANUARY 7, 1986 IN BOOK 860107, INSTRUMENT NO. 00706, OF OFFICIAL RECORDS.

TOGETHER WITH THE INTEREST IN THAT PORTION OF LAND AS SET OUT IN THAT CERTAIN ORDER OF VACATION RECORDED AUGUST 4, 2005 IN BOOK 20050804, AS INSTRUMENT NO. 0005595 AND RE-RECORDED JULY 31, 2007 IN BOOK 20070731, INSTRUMENT NO. 0005944, OF OFFICIAL RECORDS, CLARK COUNTY, NEVADA RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW.

APR 175-16-301-008

The North Half (N 1/2) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 15, Township 22 South, Range 59 East, M.D.B. & M.

Excepting therefrom the North 40 feet as conveyed to Clark County for Road Purposes by Deed recorded February 8, 1979 in Book 1007 as Document No. 966192.

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0196

APN 175-15-602-004

THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST OF AFTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), SECTION 15, TOWNSHIP 22, SOUTH RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO THE COUNTY OF CLARK IN THE DEED RECORDED JUNE 25, 1990 IN BOOK 900625 AS INSTRUMENT NO. 00496

APN 175-15-701-003

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 15, Township 22 South, Range 59 East, M.D.B. & M., described as follows:

Lot Three (3) as shown by map thereof in File 37 of Parcel Maps, Page 5, recorded January 25, 1982 in Book 1514 as Document No. 1473298 of Official Records, Clark County, Nevada.

APN 175-15-701-004

LOT 2 OF THAT CERTAIN PARCEL MAP IN FILE 37, PAGE 5 IN THE OFFICE OF THE COUNTY RECORDED OF CLARK COUNTY, NEVADA, AND RECORDED JANUARY 25, 1982 IN BOOK 1514 AS SOCUMENT NO. 1473298, OFFICAL RECORDS

APN-175-15-602-002

EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M.

TOGETHER WITH THAT PORTION OF THE STATE HIGHWAY AS ABANDONED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF STATE HIGHWAY RIGHT-OF-WAY RECORDED MAY 16, 1990, IN BOOK 900516 AS DOCUMENT NO. 00505 AND RECORDED JANUARY 16, 1991, IN BOOK 910116 AS DOCUMENT NO. 00618, OF OFFICIAL RECORDS, TITLE TO WHICH WOULD PASS BY OPERATION OF LAW WITH ANY CONVEYANCE OF SAID LAND.

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0196

APN 175-15-602-005

The West Half (W ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 15, Township 22 South, Range 59 East M.D.B.&M., Clark County, Nevada.

APN-175-15-701-015

THAT PORTION OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼), SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

LOT TWO (2), AS SHOWN BY MAP THEREOF IN FILE 124 OF PARCEL MAPS, PAGE 52 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

APN 175-15-701-017

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. AND M.

EXCEPTING THEREFROM THAT PORTION OF THE LAND CONVEYED TO THE COUNTY OF CLARK IN THE DEED RECORDED NOVEMBER 12, 1997 IN BOOK 971112 AS INSTRUMENT NO. 01785, OF OFFICIAL RECORDS.

APN 175-14-301-014

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M., CLARK COUNTY, NEVADA, ALSO BEING A PORTION OF GOVERNMENT LOT TWENTY (20) OF SAID SECTION 14, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 14, ALSO BEING THE NORTHWEST CORNER OF SAID GOVERNMENT LOT TWENTY (20); THENCE NORTH 89°57'32" EAST ALONG THE NORTH BOUNDARY LINE THEREOF, 50.00 FEET; THENCE SOUTH 00°40'30" WEST ON A LINE PARALLEL TO AND 50.00 FEET EAST TO THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 14, 5.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 160, AND THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN; THENCE SOUTH 72°29'22" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE 205.06 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID GOVERNMENT LOT TWENTY (20); THENCE SOUTH 00°33'43" WEST ALONG THE SAID EAST BOUNDARY LINE 817.23 FEET; THENCE SOUTH 89°45'18" WEST ON A LINE PARALLEL TO AND 30.00 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID GOVERNMENT LOT TWENTY (20) 172.50 FEET TO A POINT OF CURVATURE; THENCE 39.67 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, WITH A CENTRAL ANGLE OF 90°55'12" AND A LONG CHORD WHICH BEARS NORTH 44°47'06" WEST 35.64 FEET; THENCE NORTH 00°40'30" EAST ON A LINE PARALLEL TO AND 50.00 FEET EAST OF THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT TWENTY (20) 854.39 FEET TO THE POINT OF BEGINNING.

AS DEPICTED ON THAT CERTAIN RECORD OF SURVEY RECORDED OCTOBER 24, 1997, IN BOOK 971024, INSTRUMENT NO. 00960 AND IN FILE 92 OF RECORD OF SURVEY MAPS, PAGE 10.

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20-25-0196

APN-175-14-301-005

That portion of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 14, Township 22 South, Range 59 East, M.D.B.&M. Described as follows:

Lot One (1) as shown by map thereof in File 91 of Parcel Maps, Page 17 in the Office of the County Recorder of Clark County, Nevada.

REFERENCE DOCUMENT: Instrument #01961

APN 175-14-301-006

That portion of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 14, Township 22 South, Range 59 East M.D.M. described as follows:

Unnumbered Lot of that certain Parcel Map on file in File 101 of Parcel Maps, Page 43, and amended by that certain Certificate of Amendment recorded October 23, 2001, in Book 20011023 as Document No. 00342 in the Office of the County Recorder of Clark County, Nevada.

APN-175-14-301-001 & 007

GOVERNMENT LOT EIGHTEEN (18) IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M.,

EXCEPTING THEREFROM THAT PORTION LYING WITHIN BLUE DIAMOND ROAD.

APN 175-14-301-002 & 008

GOVERNMENT LOT SEVENTEEN (17) IN SECTION 14, TWONSHIP 22 SOUTH, RANGE 59 EAST, M.D.M.,

EXCEPTING THEREFROM THAT PORTIN LYING WITHIN BLUE DIAMOND ROAD

APN 175-14-702-002

The South Half (S1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) in Section 14, Township 22 South, Range 59 East, M.D.B.&M.

EXCEPTING THEREFROM that portion lying within the boundaries of State Highway 160.

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20-25-
0196

APN 175-14-801-005

The Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section ~~14~~¹⁴ Township 22 South, Range 59 East, M.D.B.&M

Excepting therefrom the North West Thirty (30) feet of said land together with that certain spandral area as conveyed in the County of Clark for road and utilities by Deeds recorded November 27, 1973 in Book 383 as Document No. 342139 and November 6, 1990 in Book 901106 as Document No. 00587 of Official Records.

APN 175-14-702-008

THE SOUTH HALF (S1/2) OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M.,

EXCEPTING THEREFROM THE INTEREST IN THE EAST 30.00 FEET AND THE SOUTH 30.00 FEET THEREOF, TOGETHER WITH A SPANDREL AREA IN THE SOUTHEAST CORNER (SE COR.) THEREOF, BEING THE NORTHWEST CORNER (NW COR.) OF THE INTERSECTION OF UNNAMED STREET AND FORD AVENUE, BOUNDED AS FOLLOWS:

ON THE EAST BY THE WEST LINE OF THE EAST 30.00 FEET THEREOF;
ON THE SOUTH BY THE NORTH LINE OF THE SOUTH 30.00 FEET THEREOF;
AND ON THE NORTHWEST BY THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET AND BEING TANGENT TO THE WEST LINE OF THE EAST 30.00 FEET AND TANGENT TO THE NORTH LINE OF THE SOUTH 30.00 FEET.

SAID LAND IS ALSO KNOWN AS LOT TWO (2) OF THAT CERTAIN CERTIFICATE OF LAND DIVISION LD 48-84, RECORDED AUGUST 10, 1984 IN BOOK 1971, INSTRUMENT NO. 1930697, OF OFFICIAL RECORDS

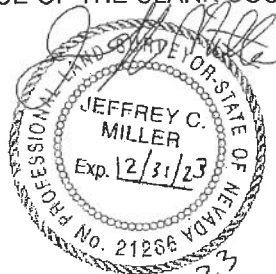
APN 175-14-702-003

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING ANY PORTION LYING NORTHERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BLUE DIAMOND ROAD.

EXCEPTING THEREFROM THAT PORTION AS DESCRIBED AND CONVEYED TO THE COUNTY OF CLARK AS DESCRIBED IN THAT CERTAIN GRANT BARGAIN SALE DEED RECORDED JANUARY 12, 1990 IN BOOK 90012, PAGE 01069 IN THE OFFICE OF THE CLARK COUNTY RECORDER, NEVADA

JEFFREY C. MILLER, P.L.S.
NEVADA CERTIFICATE NO. 21266
BAUGHMAN AND TURNER, INC.
1210 HINSON STREET
LAS VEGAS, NV 89102
B369 bLACKMON



5-2-23

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20-25-0196

APN 175-14-702-009

THE EAST HALF (E1/2), OF THE SOUTHEAST QUARTER (SE1/4), OF THE NORTHWEST QUARTER (NW1/4), OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-TWO (22) SOUTH, RANGE FIFTY-NINE (59) EAST, MOUNT DIABLO BASE & MERIDIAN.

TOGETHER WITH THAT PORTION VACATED BY RESOLUTION OF ABANDONMENT OF A PORTION OF STATE HIGHWAY RIGHT OF WAY RECORDED MAY 16, 1990 IN BOOK 900516, AS DOCUMENT NO. 00505 OF OFFICIAL RECORDS.

TOGETHER WITH all and singular tenements, hereditaments, appurtenances, rents, and profits belonging to, or in any way appertaining thereto, the above stated real property.

APN 175-13-401-004

THE EAST HALF (E $\frac{1}{2}$) OF THE EAST HALF (E $\frac{1}{2}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M.

EXCEPTING THEREFROM ALL COUNTY OR STATE ROADS.

APN 175-13-401-005 & 007

The land referred to is situated in the unincorporated area of the County of Clark, State of Nevada, and is described as follows:

The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 22 South, Range 59 East, MDB&M., in the Office of the County Recorder of Clark County, Nevada.

APN 175-13-401-012

The West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 13, Township 22 South, Range 59 East, M.D.B.&M.

APN 175-24-101-007

EAST HALF (E $\frac{1}{2}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 24, TOWNSHIP 22, SOUTH, RANGE 59 EAST, M.D.M. & M., CLARK COUNTY, NEVADA.

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APN 175-24-501-001

LEGAL DESCRIPTION: The west half (w ½) of the northwest quarter (nw ¼) of the northwest quarter (nw ¼) of the northeast quarter (ne ¼) of section 24, township 22 south, range 59 east, M.D.M. Clark County, Nevada

Excepting therefrom the north fifty (50) feet and the west forty (40) feet as conveyed to the County of Clark by deed recorded December 21, 1966 in book 615416 in the Office of the County Recorder of Clark County, Nevada.

APN 175-24-501-002

THE NORTH HALF (N 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B.&M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 4, 1981 IN BOOK 1395, DOCUMENT NO. 1354281, OFFICIAL RECORDS.

APN 175-24-501-003

THE SOUTH HALF (S ½) OF THE EAST HALF (E ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO CLARK COUNTY BY DEED RECORDED MAY 4, 1981, IN BOOK 1395, DOCUMENT NO. 1354281, OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION AS DESCRIBED IN ORDER OF VACATION DATED FEBRUARY 28, 1986 AND RECORDED MARCH 11, 1986, IN BOOK 860311 AS DOCUMENT NO. 00470, OFFICIAL RECORDS.

APN 175-24-501-004

ALL THAT PART OF THE NORTH HALF (N ½) OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, LYING SOUTH OF BLUE DIAMOND ROAD.

ALSO KNOWN AS LOT ONE (1) AS SHOWN ON THAT CERTIFICATE OF LAND DIVISION NO. 44-84, RECORDED AUGUST 7, 1984 IN BOOK 1969 AS DOCUMENT NO. 1928171 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT CERTAIN PORTION OF LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED AUGUST 7, 1984 IN BOOK 1969 AS DOCUMENT NO. 1928172 OF OFFICIAL RECORDS.

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0196

APN 175-24-501-005

THE SOUTHWEST QUARTER (SW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO CLARK COUNTY BY THAT CERTAIN DEED RECORDED AUGUST 7, 1984 IN BOOK 1969 AS INSTRUMENT NO. 1928172 OF OFFICIAL RECORDS.

TOGETHER WITH THAT PORTION OF RAVEN AVENUE AS VACATED BY CLARK COUNTY IN AN ORDER OF VACATION RECORDED MARCH 11, 1986 IN BOOK 860311 AS INSTRUMENT NO. 00470 OF OFFICIAL RECORDS, THAT WOULD PASS THROUGH BY OPERATION OF LAW.

EXCEPTING THEREFROM THE MOBILE HOME OR MANUFACTURED HOUSING UNIT AND APPURTENANCES, IF ANY, LOCATED ON SAID LAND.

APN 175-24-501-012

W1/2, SE1/4, NW1/4, NE1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

APN 175-24-501-006 & 175-24-502-001

E1/2, NE1/4, NW1/4, NE1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT-OF-WAY FOR BLUE DIAMOND ROAD.

APN 175-24-502-002

A PORTION OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST OF M.D.B. &M., LYING NORTHERLY OF STATE HIGHWAY 160.

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0196

APN 175-24-501-007

A PORTION OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST OF M.D.B.&M., LYING SOUTHERLY OF STATE HIGHWAY 160.

EXCEPTING THEREFROM THAT PORTION LYING WITH STATE HIGHWAY 160, AS IT NOW EXITS

APNs 175-24-501-014, 019, 021 & 023

SW1/4, NE1/4, NE1/4, SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

APN 175-24-501-008 & 175-24-502-003

The East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 24, Township 22 South, Range 59 East, M.D.B. & M.

TOGETHER WITH those portions as abandoned by the State of Nevada recorded May 16, 1990 in Book 900516 as Instrument No. 00505.

APN 175-24-501-017

THAT PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M., LYING SOUTHERLY OF THE SOUTH BOUNDARY LINE OF BLUE DIAMOND ROAD

EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED TO CLARK COUNTY IN GRANT, BARGAIN, SALE DEED RECORDED JUNE 21, 1974 IN BOOK 436 AS INSTRUMENT NO. 395659 OF OFFICIAL RECORDS.

APN 175-24-601-006

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M.

EXCEPTING THEREFROM THE INTEREST IN AND TO THE ROAD AND THAT CERTAIN SPANDREL AREA AS CONVEYED TO CLARK COUNTY BY DEED, RECORDED JANUARY 19, 1999 IN BOOK 990119 AS DOCUMENT NO. 00386, OFFICIAL RECORDS.

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0196 15

APN 175-24-501-018

ALL THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) IN SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.B. & M., LYING SOUTHERLY OF THE SOUTH BOUNDARY LINE OF BLUE DIAMOND ROAD (200 feet wide).

EXCEPTING THEREFROM: THE SOUTHERLY 30 FEET AND THE EASTERLY 50 FEET AS CONVEYED TO THE COUNTY OF CLARK BY DEED RECORDED SEPTEMBER 6, 1973 IN BOOK 362 AS INSTRUMENT NO. 321107, OFFICIAL RECORDS

APN175-24-502-005

The East Half (E 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 24, Township 22 South, Range 59 East, M.D.M.;

Subject to a right-of-way for Federal Aid Highway (State Route 160) under the Act of November 9, 1921 (42 Stat. 212-216); the Northerly One Hundred feet (100.00') of which was abandoned by that certain Resolution of Abandonment recorded May 16, 1990 in Book 900516 as Document No. 00505, Official Records;

EXCEPTING THEREFROM the North Thirty feet (30.00'), the East Thirty feet (30.00'), and that certain spandrel area located in the Northeast corner thereof as described in the Deed to Clark County recorded August 25, 1969 in Book 973 as Document No. 781127, Official Records and by that certain Order of Vacation recorded January 13, 1982 in Book 1510 as Document No. 1469138, Official Records.

FURTHER EXCEPTING THEREFROM that portion of said land lying within State Route 160 (Federal Aid Highway), as it presently exists.

APN 175-13-401-006

NW1/4, NW1/4, SE1/4, SW1/4, SECTION 13, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

EXCEPTING THEREFROM PORTIONS LYING SOUTH OF THE BLUE DIAMOND ROAD RIGHT-OF-WAY.

APN 175-14-701-009

The Land referred to herein below is situated in the County of Clark, State of Nevada, and is described as follows:

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), IN SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M. LYING NORTHEASTERLY OF BLUE DIAMOND ROAD, AS THE SAME EXISTED JANUARY 9, 1990.

APN 175-14-701-005

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.&M.

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ZC-25-0196

APN 175-14-701-002

The land referred to is situated in the State of Nevada, County of Clark, in the unincorporated area, and is described as follows:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 14, Township 22 South, Range 59 East, M.D. B. & M.

TOGETHER WITH that portion as abandoned by that certain RESOLUTION OF ABANDONMENT DATED APRIL, 30, 1990 recorded May 16, 1990 in Book No. 900516 as Doc. No. 505 of Official Records, Clark County, Nevada.

EXCEPTING THEREFROM any portion of said land lying within the boundaries of State Route 160 as it now exists and any portion of said land lying south of the Southwesterly boundary of State Route 160.

APN 175-14-201-001

W1/3, SW1/4, SW1/4, NW1/4, SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

APN 175-15-601-006

BEING THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M.

LESS AND EXCEPTING ANY PORTION SOUTH OF THE NORTH RIGHT-OF-WAY LINE OF BLUE DIAMOND ROAD (STATE HIGHWAY 160).

APN 175-15-601-004

THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, OF MOUNT DIABLO MERIDIAN.

BEING FURTHER DESCRIBED AS LOT 1 AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 58-85 RECORDED OCTOBER 21, 1985 IN BOOK 2203, AS INSTRUMENT NO. 2162876, OF OFFICIAL RECORDS.

APN 175-15-601-005

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, OF MOUNT DIABLO MERIDIAN.

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20-25-
0196

BEING FURTHER DESCRIBED AS LOT 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF LAND DIVISION NUMBER LD 58-85 RECORDED OCTOBER 21, 1985 IN BOOK 2203, AS INSTRUMENT NO. 2162876, OF OFFICIAL RECORDS.

APN 175-15-601-001 & 002

NW1/4, SW1/4, NE1/4, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

APN 175-15-601-003

W1/2, SE1/4, NE1/4, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

APN 175-24-501-004

ALL THAT PART OF THE NORTH HALF (N ½) OF THE WEST HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, LYING SOUTH OF BLUE DIAMOND ROAD.

ALSO KNOWN AS LOT ONE (1) AS SHOWN ON THAT CERTIFICATE OF LAND DIVISION NO. 44-84, RECORDED AUGUST 7, 1984 IN BOOK 1969 AS DOCUMENT NO. 1928171 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT CERTAIN PORTION OF LAND AS CONVEYED TO CLARK COUNTY BY DEED RECORDED AUGUST 7, 1984 IN BOOK 1969 AS DOCUMENT NO. 1928172 OF OFFICIAL RECORDS.

APN 175-15-601-007

NW1/4, SW1/4, SE1/4, NE1/4, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

EXCEPTING THEREFROM PORTIONS LYING SOUTH OF THE BLUE DIAMOND ROAD RIGHT-OF-WAY.

APN 175-14-702-004

SE1/4, NE1/4, NW1/4, SE1/4, , SECTION 14, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

EXCEPTING THEREFROM PORTIONS LYING NORTH OF THE BLUE DIAMOND ROAD RIGHT-OF-WAY.

APN 175-15-602-008

SE1/4, SE1/4, SE1/4, NE1/4, SECTION 15, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.S.M., CLARK COUNTY NEVADA

EXCEPTING THEREFROM PORTIONS LYING NORTH OF THE BLUE DIAMOND ROAD RIGHT-OF-WAY.

2C-25-
0197

LEGAL DISCRIPTION

APN 175-24-502-006

THAT PORTION OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4)
OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4)
OF SECTION 24, TOWNSHIP 22 SOUTH RANGE 59 EAST. M.D.M LYING NORTH
OF THE NORTHEASTERLY LINE OF THE BLUE DIAMOND ROAD HIGHWAY. RIGHT-
OF-WAY (200 FEET WIDE). AS ESTABLISHED BY THE CERTAIN "RESOLUTION
OF ABANDONMENT OF A PORT OF STATE HIGHWAY RIGHT-OF-WAY" RECORDED
MAY 16, 1990 IN BOOK 900516 AS DOCUMENT NO. 00505 OF OFFICIAL
RECORDS.

20-25-

0198

LEGAL DISCRIPTION

APN 175-14-702-007

The North Half (N1/2) of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 14, Township 22 South, Range 59 East, M.D.B.& M.

20-25-

0230

LEGAL DESCRIPTION

Lots 1 as shown by map thereof on file in File 81 of Parcel Maps, Page 69 in the office of the County Recorder, Clark County, Nevada

APN:191-30-501-004

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1 of 4 0248

" EXHIBIT A "
EASEMENT DESCRIPTION

Portions of Bureau of Land Management Grant (N-77754) and Bureau of Land Management Temporary Use Permit (N-77754-3) in favor of Las Vegas Valley Water District lying within the northeast quarter (NE1/4) of the northeast quarter (NE1/4) of section 30, township 23 south, range 61 east, Mount Diablo, Meridian, Clark County, Nevada, more particularly described as follows:

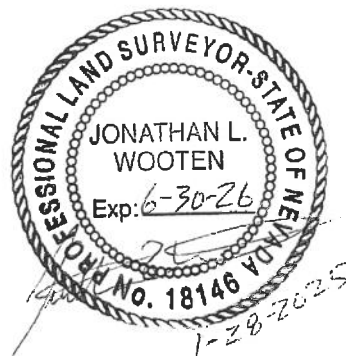
Those portions of the northeast quarter (NE1/4) of the northeast quarter (NE1/4) of the northeast quarter (NE1/4), the north 120 feet of the northwest quarter (NW1/4) of the northeast quarter (NE1/4) of the northeast quarter (NE1/4) and the southwest quarter (SW1/4) of the northeast quarter (NE1/4) of the northeast quarter (NE1/4) of said section 30 all lying west of the Clark County/City of Henderson Annexation line as shown and described on file 5, page 4 of Miscellaneous Maps on file in the office of the Recorder, Clark County Nevada.

The lands described herein contain 2.92 acres, more or less.

References:

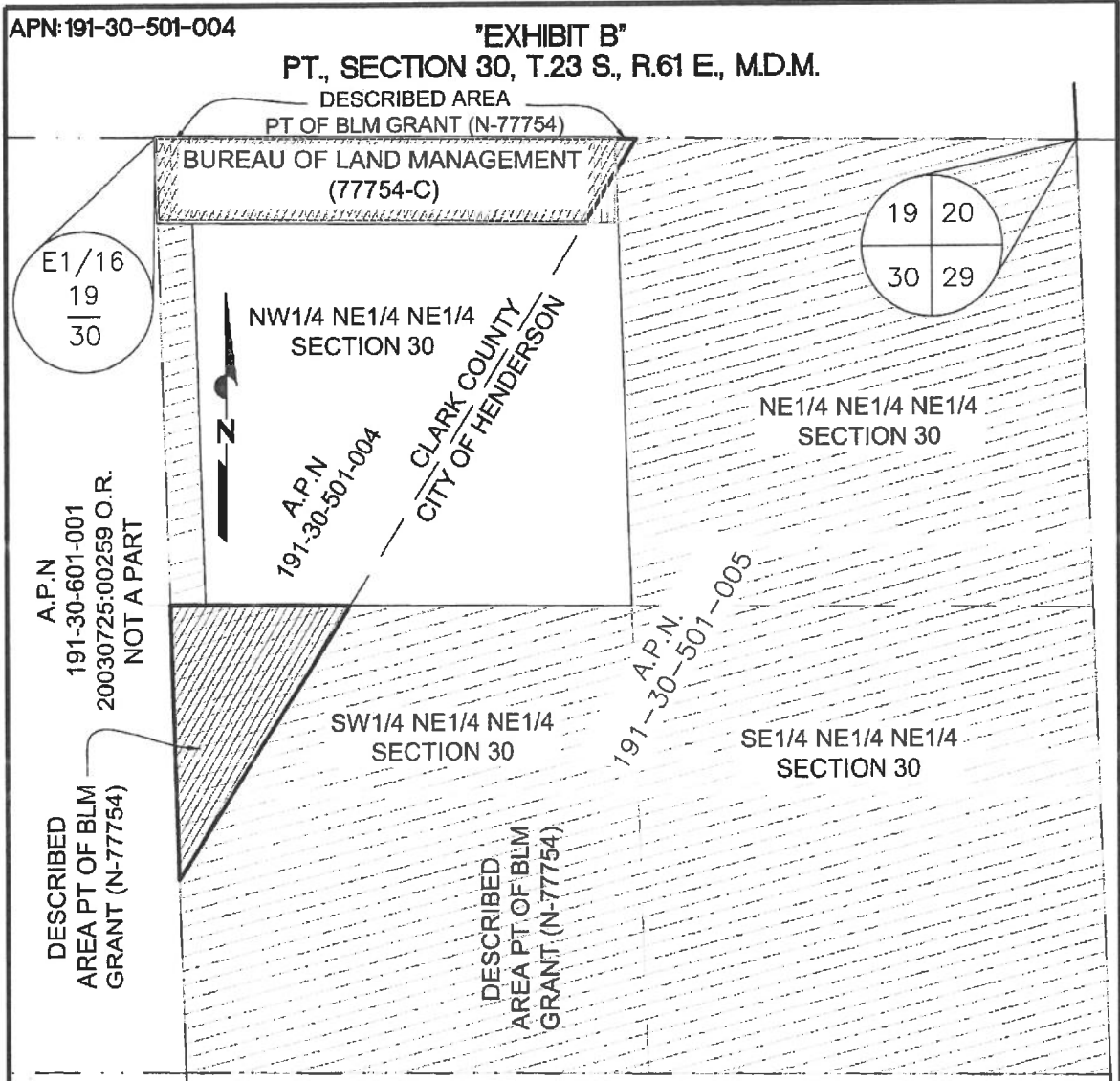
- 1) "EXHIBIT B" 24R8228023 3288L SOUTH BOULEVARD 2745 ZONE RESERVOIR CC AREA DESCRIPTION DIAGRAM attached hereto and made a part hereof.
- 2) File 5, Page 4 Miscellaneous Maps
- 3) Bureau of Land Management Grant (N-77754) recorded in Book 20060518, Instrument 01952 Official Records
- 4) Bureau of Land Management Temporary Use Permit (N-77754-3) recorded in Book 20240410, Instrument 02808 Official Records
- 5) Bureau of Land Management Grant (N-78907-C)
- 6) File 176, Page 46 of Surveys

Jonathan L Wooten, P.L.S.
Professional Land Surveyor
Nevada License No. 18146
Land Surveyor, P.L.S., LVVWD



JLW/sjw
G:_PROJECTS_CONTRACT JOBS (DESIGN)\24R8228023\WORKING
FILES\WORD\3288L SOUTH BOULEVARD 2745 ZONE RESERVOIR (CC AREA
DESCRIPTION).DOCX

2 of 4 20-25-0248



LEGEND

- SECTION LINES
- - - SECTION LINES (INTERIOR)
- JURISTCTION LINE
- (N-77754-3) 20240410:02808 O.R.
- (N-77754-C)
- ▨ DESCRIBED AREA 2.29 ACRES +/-
- (N-77754) 20060518:01952 O.R.

LAS VEGAS VALLEY WATER DISTRICT SURVEY DRAWING

SCALE
1" = 250'

DRAWN BY:
JLW 1/28/25

CHECKED BY:
SJW 1/28/25

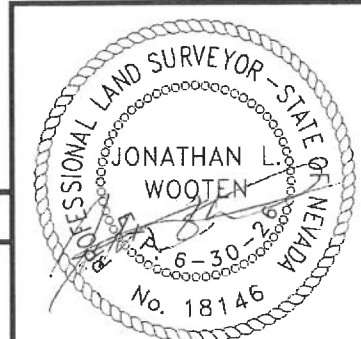
PLS:
JLW 1/28/25

PAGE 2 OF 2

24R8228023

3288L SOUTH BOULEVARD 2745 ZONE RESERVOIR

CC AREA DESCRIPTION DIAGRAM



DATE: 1-28-2025

20-25-
3 of 4 0248

Portion of A.P.N. 191-30-601-001

"EXHIBIT A"

A description of real property being a portion of that parcel of land described in that Grant, Bargain, Sale Deed recorded in Book 20030725, Instrument Number 00259 of Official Records on file in the Clark County, Nevada, Recorder's Office, situated within the northeast quarter (NE 1/4) of section 30, township 23 south, range 61 east, Mount Diablo Meridian, Clark County, Nevada, being more particularly described as follows:

Commencing at the Northwest Corner of the northeast quarter (NE 1/4) of said section 30; Thence, along the north line of said northeast quarter (NE 1/4), South 89°32'19" East, 1204.26 feet to the easterly Right-of-Way of Las Vegas Boulevard as shown on that Record of Survey recorded in File 176, Page 46 of Surveys on file in the Clark County Recorder's Office also being the **Point of Beginning (P.O.B.)**; Thence, continuing along said north line, South 89°32'19" East, 105.67 feet to the Northeast Corner of that parcel described in that Grant, Bargain, Sale Deed recorded in Book 20030725, Instrument Number 00259 of Official Records; Thence, along the east line of said parcel, South 01°49'04" East, 120.10 feet; Thence, North 89°32'19" West, 183.72 feet to the aforementioned easterly Right-of-Way; Thence, along said easterly Right-of-Way North 31°52'19" East, 140.61 feet to the **Point of Beginning (P.O.B.)**.

The property described herein contains 17,363 square feet, more or less.

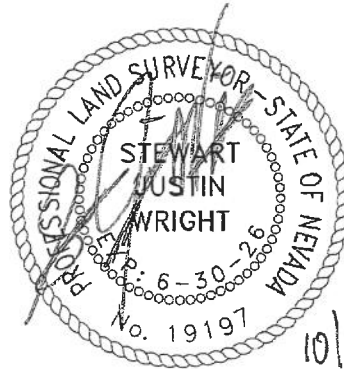
Basis of Bearings:

The Basis of Bearings is defined as the north line of the northeast quarter (NE 1/4) of section 30, township 23 south, range 61 east, Mount Diablo Meridian measured as South 89°32'19" East as shown on that Record of Survey recorded in File 176, Page 46 of Surveys.

References:

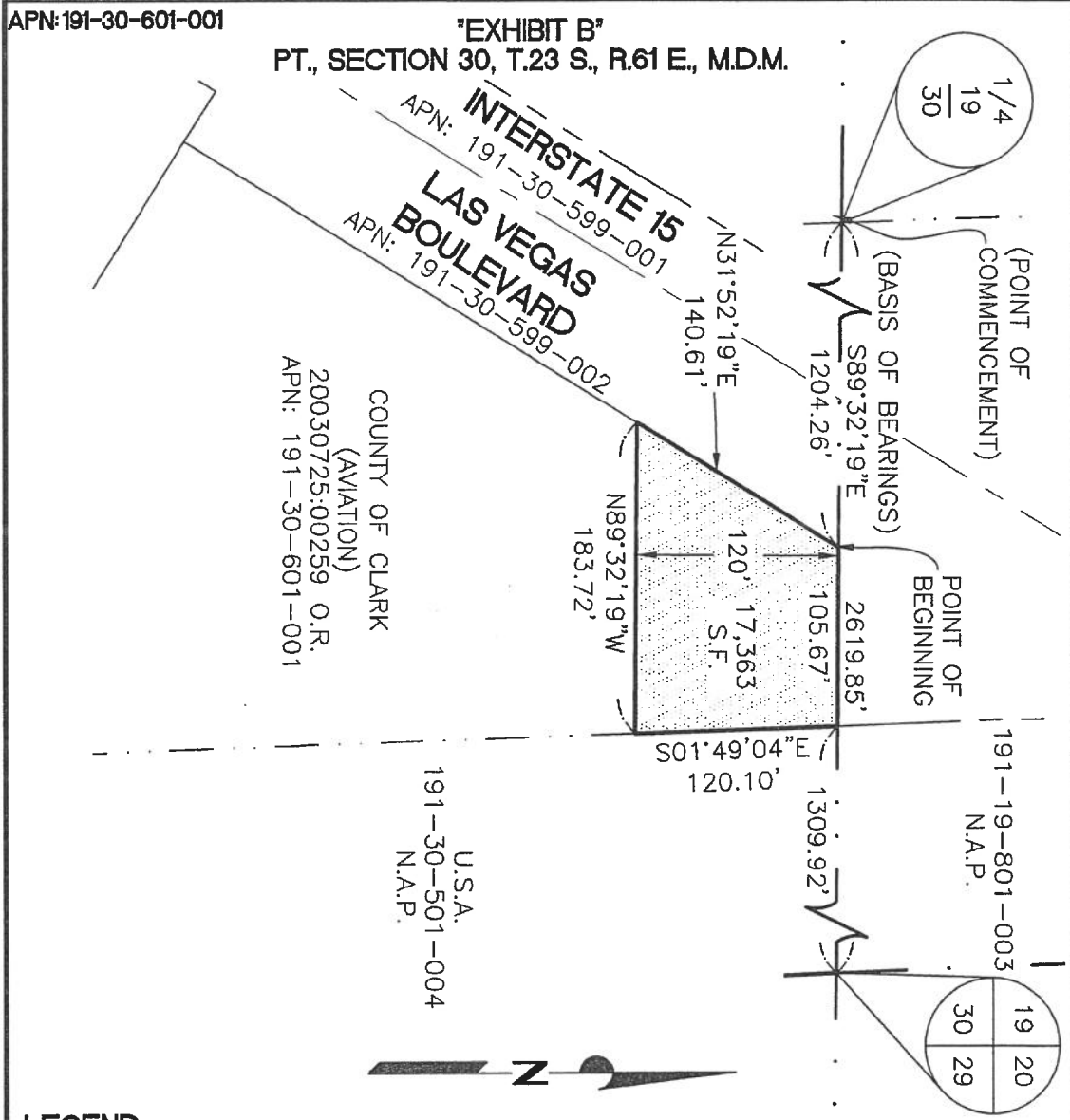
- 1) "EXHIBIT B" 23L0252001 EASEMENT AREA DESCRIPTION DIAGRAM attached hereto and made a part hereof.
- 2) Grant, Bargain, Sale Deed per Book 20030725, Instrument Number 00259 of Official Records.
- 3) Record of Survey per File 176, Page 46 of Surveys

Stewart Justin Wright
Nevada License No. 19197
Principal Land Surveyor
Las Vegas Valley Water District



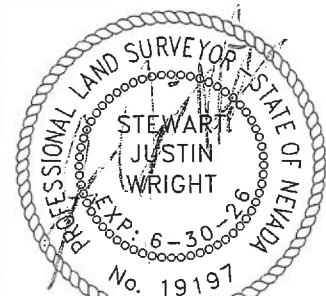
Prepared by: sjw Checked by: jlw
G:_PROJECTS_CONTRACT JOBS (DESIGN)\23L0252001\WORKING FILES\WORD\23L0252001 SOUTH BOULEVARD INTLET-OUTLET ACCESS EASEMENT.DOCX

20-25-0248
4 of 4



LEGEND

- PARCEL LINES
 - - - CENTERLINE
 - . - . SECTION LINES
 - - - RIGHT OF WAY LINES
 - [Stippled Box] EASEMENT AREA
- SQ.FT. SQUARE FEET
O.R. OFFICIAL RECORDS



LAS VEGAS VALLEY WATER DISTRICT SURVEY DRAWING

SCALE 1" = 100'	DRAWN BY: SJW 05/04/23	(23L0252001) PIPELINE / ACCESS
	CHECKED BY: 05/04/23	INLET/OUTLET SOUTH BOULEVARD RESERVOIR
	PLS: 05/04/23	EASEMENT AREA DESCRIPTION DIAGRAM

DATE: 10/16/2024

LEGAL DESCRIPTION

ZC-25-
0252

ZC-25-0252

Parcel Map, File 38, Page 54, Lot 2, known as a portion of the NE1/4, NE1/4 of Section 20,
Township 21, Range 62.

ZC-25-
0265

ZC-25-0265

LEGAL DESCRIPTION

Lot Three (3) as shown by map thereof if File 78 of Parcel Maps, Page 97, in the office of the County Recorder.

LEGAL DESCRIPTION

ZC-25-0267

ZC-25-

0267

The SE1/4, SE1/4 of Section 19, Township 13 South, Range 71 East described as Lot Four (4) as shown by map thereof in File 81 of Parcel Maps, Page 69, in the office of the County Recorder of Clark County, Nevada