

ASSESSOR'S PARCELS - CLARK COUNTY, NV.
 Briana Johnson - Assessor

176-03-3

N 2 SW 4

3

T2S R60E

Rev: 6/27/2023

Scale: 1" = 200'

MAP LEGEND

- Parcel Boundary
- Sub Boundary
- Wild Boundary
- Match/Leader Line
- Historic Lot Line
- Historic Sub Boundary
- Section Line
- Condominium Unit
- Air Space PCL
- Right of Way PCL
- Sub-Surface PCL
- Block Number
- Lot Number
- Gov. Lot Number

NOTES

This map is for assessment use only and does NOT represent a survey. No liability is assumed for the accuracy of the data delineated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

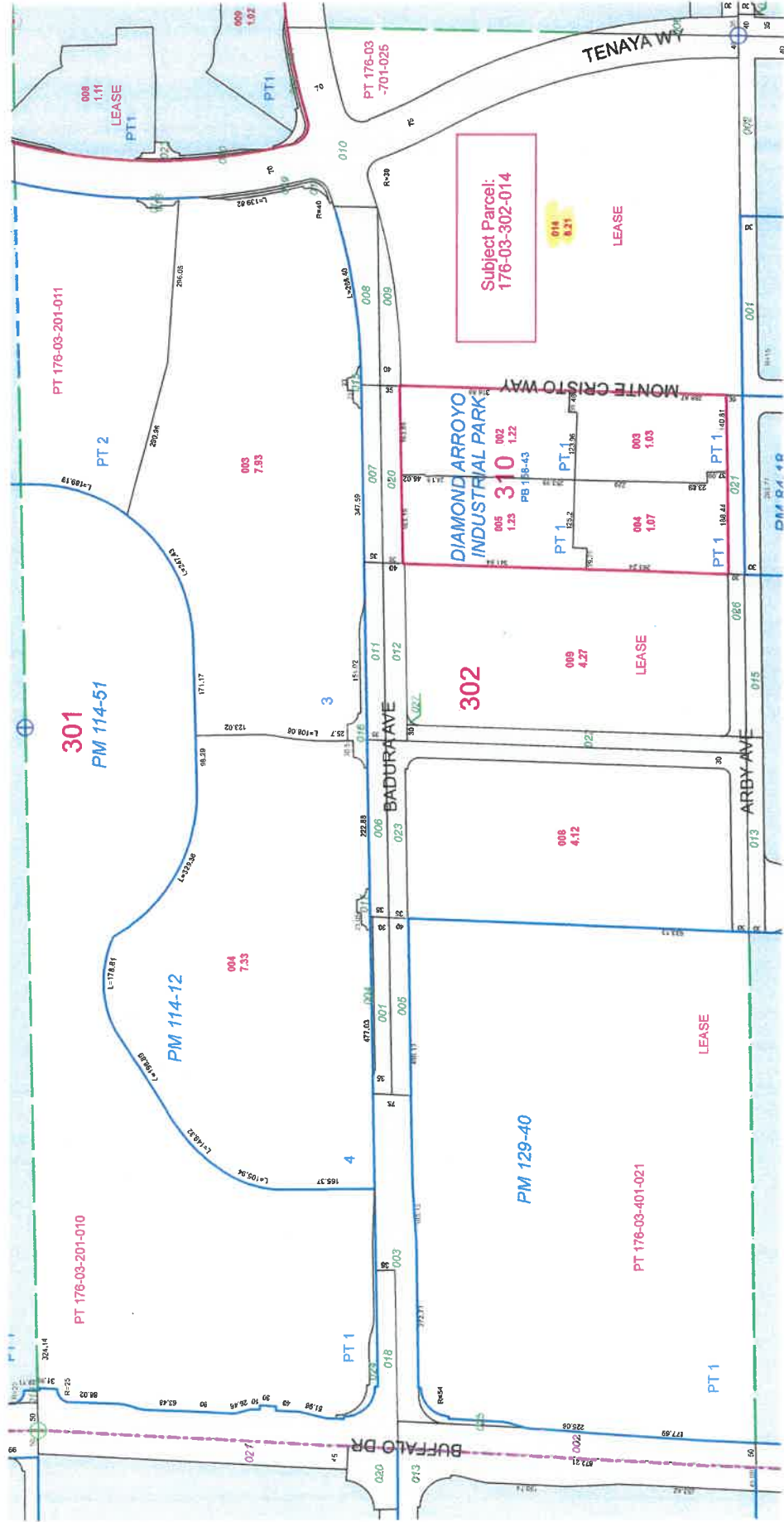
This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE(FEET) WHEN MAP REDUCED FROM LIXIT ORIGINAL.

137 138 139
 164 163 162
 175 176 177
 193 192 191

6	5	4	3	2	1
7	8	9	10	11	12
13	14	15	16	17	18
19	20	21	22	23	24
25	26	27	28	29	30
31	32	33	34	35	36

007 ROAD PARCEL NUMBER
 001 PARCEL NUMBER
 1.00 ACREAGE
 202 PARCEL SUBSEQ NUMBER
 PB 24-45 PLAT RECORDING NUMBER
 5 BLOCK NUMBER
 5 LOT NUMBER
 G.L. GOV. LOT NUMBER



PROJECT NO: NV-TR-3560-21

DATE: 07/20/2022

BY: CSB

CHK: MWW



APN 176-03-302-014

EXHIBIT "A"

EXPLANATION

THIS LEGAL DESCRIPTION DESCRIBES A PARCEL OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF BADURA AVENUE AND TENAYA WAY, BEING LOCATED IN THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 03, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, FOR RIGHT-OF-WAY ACQUISITION PURPOSES, BEING DESCRIBED AS FOLLOWS:

DESCRIPTION

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 03; THENCE NORTH 89°09'40" EAST ALONG THE QUARTER SECTION LINE 2287.11 FEET AND SOUTH 00°00'00" EAST 658.22 FEET TO A POINT IN THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF BADURA AVENUE AS SHOWN ON THAT CERTAIN INSTRUMENT 20031230-01271, OFFICIAL RECORDS, CLARK COUNTY, NEVADA, BEING THE **POINT OF BEGINNING** AND RUNNING THENCE NORTH 73°21'00" EAST 9.34 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE TO THE POINT OF CURVATURE OF A 30.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 45.20 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°20'00", CHORD BEARS SOUTH 63°29'00" EAST 41.05 FEET TO THE POINT OF CURVATURE OF A 1160.00-FOOT RADIUS REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 9.07 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'53", CHORD BEARS SOUTH 20°32'26" EAST 9.07 FEET TO THE POINT OF CURVATURE OF A 40.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 59.96 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°53'07", CHORD BEARS NORTH 63°42'26" WEST 54.50 FEET TO THE POINT OF BEGINNING AS SHOWN ON EXHIBIT MAP TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

THE TOTAL AREA OF THE ABOVE DESCRIBED TRACT CONTAINS 128 SQUARE FEET OR 0.003 ACRE, MORE OR LESS.

BASIS OF BEARINGS

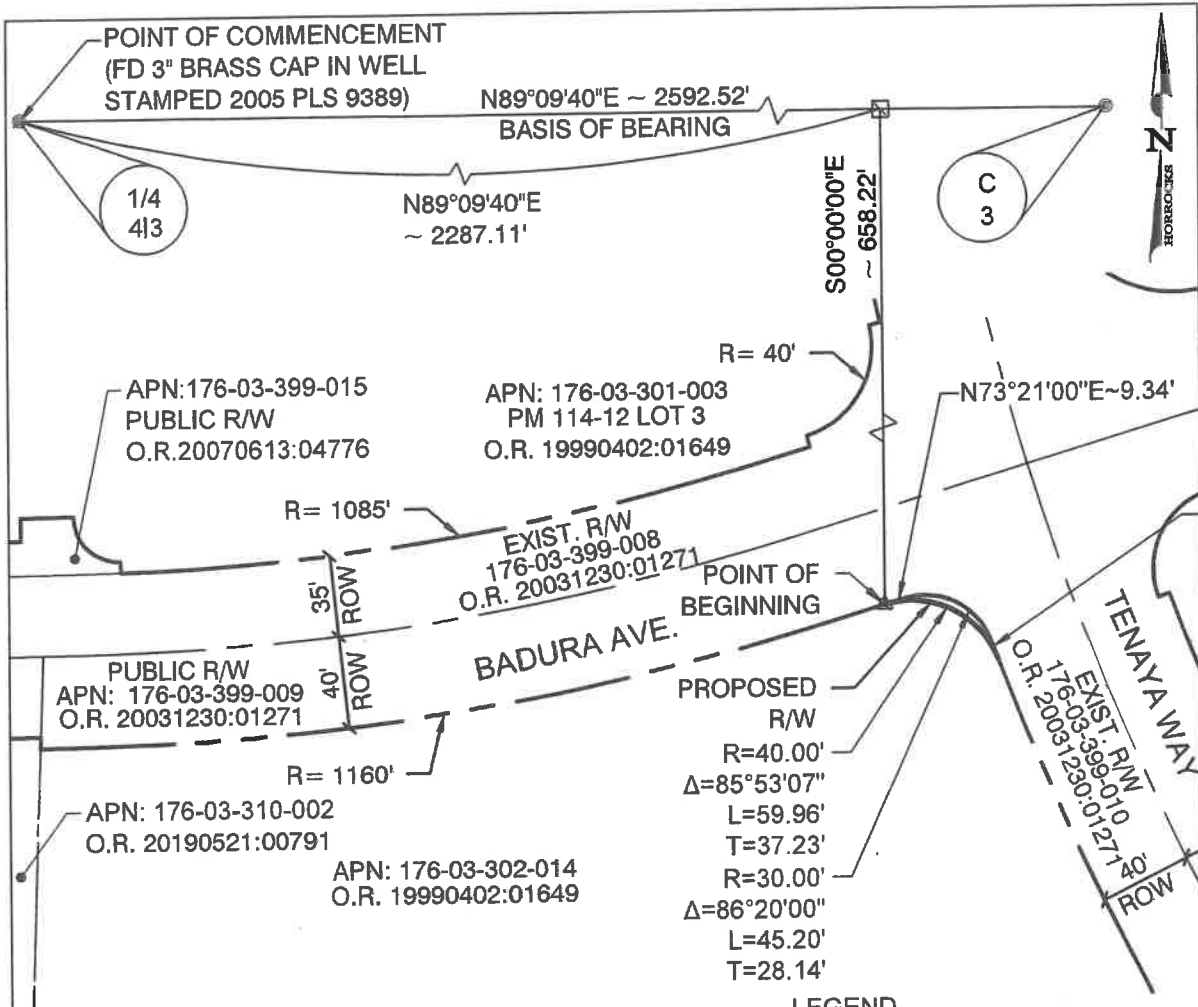
THE BASIS OF BEARINGS IS NORTH 89°09'40" EAST 2592.52 FEET ALONG THE E-W QUARTER SECTION LINE FROM THE WEST QUARTER TO THE CENTER QUARTER OF SAID SECTION 03, TOWNSHIP 22 SOUTH, RANGE

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60 EAST, M.D.M. AS SHOWN IN FILE 228 AT PAGE 13 OF SURVEYS, OFFICIAL RECORDS OF THE CLARK COUNTY RECORDERS OFFICE, CLARK COUNTY, NEVADA.



C. SCOTT BISHOP
NEVADA PLS NO. 21166
www.horrocks.com



PROPOSED R/W
 R=40.00'
 $\Delta=85^{\circ}53'07''$
 L=59.96'
 T=37.23'
 R=30.00'
 $\Delta=86^{\circ}20'00''$
 L=45.20'
 T=28.14'

LEGEND

- AREA OF PROPOSED R.O.W
- PATENT EASEMENT
- STREET CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE

PARCEL No.: APN 176-03-302-014
 SECTION, TOWNSHIP, RANGE: SECTION 3, T.22.S. R.60E. MDM
 AREA OF PROPOSED R.O.W.: 128 S.F. (0.003 ACRES)
 AREA OF ENCUMBERED PROPOSED R.O.W.: 0.00 S.F. (0.000 ACRES)
 AREA OF UNENCUMBERED PROPOSED R.O.W.: 128 S.F. (0.003 ACRES)
 TOTAL ASSESSED AREA OF PARCEL: 8.16 ACRES
 TOTAL REMAINING ASSESSED AREA OF PARCEL: 8.16 ACRES
 REFERENCES: DEDICATION 20031230:01271



	"EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" EXHIBIT "B"	SCALE: NOT TO SCALE
	RIGHT-OF-WAY ACQUISITION	DRAWN BY: AMS
		DATE: 8-17-22
		PAGE 3 OF 3

APN: 176-03-302-014

WHEN RECORDED RETURN TO:

Clark County Department of Public Works
Design Engineering Division
Attn: Bryan Osborne, Principal Civil Engineer
500 S. Grand Central Parkway, # 2001
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:

Badura Avenue and Tenaya Way

**That portion of Section 3, Township 22 South, Range 60 East, M. D. M.
Clark County, Nevada, described as follows:**

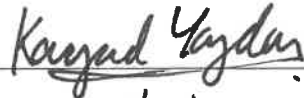
See Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

Assessor's Parcel No. 176-03-302-014

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 consideration 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
for Bryan Osborne, Principal Civil Engineer
Design Engineering, Department of Public Works



Date

8/15/23

APN: 176-03-302-014

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____ 20__.

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

Lisa Kremer, Director of Real Property Management

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this _____ day of _____, 20__, personally appeared before me, the undersigned, a notary public in and for the State of Nevada, **Lisa Kremer, Director of Real Property Management**, 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 stated therein.

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: _____