

APN: 176-16-301-030

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
Las Vegas, Nevada 89155

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 parcel of land located in the County of Clark, State of Nevada, described as follows:

GAGNIER BOULEVARD AND FORD AVENUE

THAT PORTION OF SECTION 16, 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.: 176-16-301-030

Signature of individual reviewing and approving
document 

Antonio Papazian, Manager Development Review
Department Public Works Date 5/17/2023

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.

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IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____, 2023.

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:_____

WALLACE MORRIS KLINE SURVEYING, LLC
Land Survey Consulting

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EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS A PUBLIC STREET DEDICATION IN SUPPORT OF THE "WIGWAM AND CIMARRON" PROJECT.

DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16;

THENCE ALONG THE WESTERLY AND NORTHERLY LINES OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16, THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 01°31'43" EAST, 334.74 FEET;
- 2) THENCE SOUTH 88°11'46" EAST, 30.00 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16, SOUTH 01°31'43" WEST, 289.81 FEET;

THENCE CURVING TO THE LEFT ALONG AN ARC HAVING A RADIUS OF 15.00 FEET, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 89°43'57", AN ARC LENGTH OF 23.49 FEET;

THENCE SOUTH 88°12'14" EAST, 288.23 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16;

THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST

QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 16, THE FOLLOWING TWO (2) COURSES:

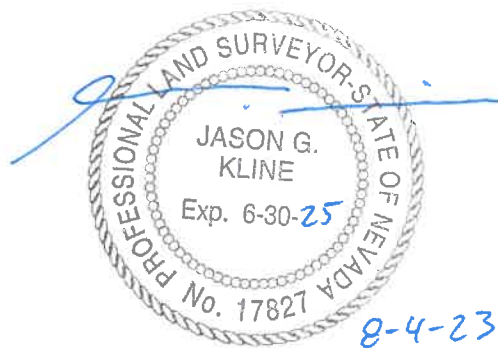
- 1) SOUTH 01°31'40" WEST, 30.00 FEET;
- 2) THENCE NORTH 88°12'14" WEST, 333.16 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 19,185 SQUARE FEET, MORE OR LESS.

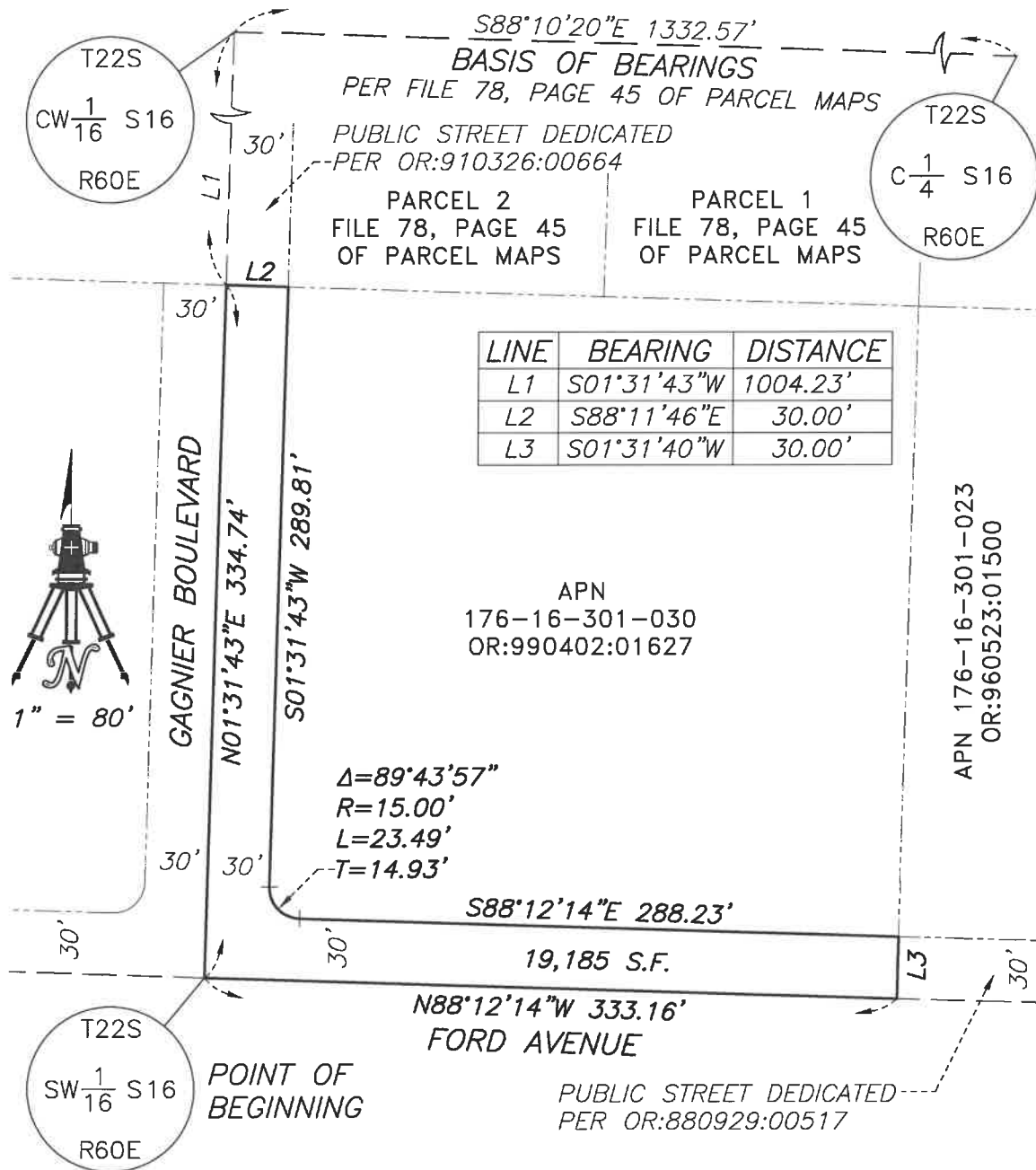
BASIS OF BEARINGS

SOUTH 88°10'20" EAST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN BY MAP THEREOF IN FILE 78, PAGE 45 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

JASON G. KLINE, PLS
NEVADA LICENSE NO. 17827



APN: 176-16-301-030
PUBLIC STREET DEDICATION



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WALLACE MORRIS KLINE
SURVEYING, LLC.
LAND SURVEY CONSULTING

6525 W. WARM SPRINGS RD.
#100, LAS VEGAS, NV 89118

EXHIBIT "B"

LYING WITHIN THE SOUTHWEST QUARTER (SW1/4)
OF SECTION 16, TOWNSHIP 22 SOUTH,
RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA

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