

APN: 161-21-501-002

WHEN RECORDED, RETURN TO:

Clark County Department of Public Works
Traffic Management Division
500 S. Grand Central Parkway
Las Vegas, NV 89155-4000

**PERMANENT EASEMENT
FOR SCHOOL FLASHER TRAFFIC IMPROVEMENTS**

BOARD OF TRUSTEES OF THE CLARK COUNTY SCHOOL DISTRICT, GRANTOR(S), for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the **COUNTY OF CLARK**, a political subdivision of the State of Nevada, its successors and assigns, **GRANTEE**, a permanent, perpetual easement for pedestrian access purposes and traffic control devices, including but not limited to the right to construct, reconstruct, repair, operate and maintain, sidewalk, streetlights, traffic control devices, and appurtenances thereto, upon, over, under and through that certain real property.

See Exhibit "A" attached hereto and by this reference made a part hereof for legal description.

GRANTOR retains all other rights and uses in said real property so long as such right and uses do not in any way interfere, impede, invade and/or conflict with the easement granted herein.

In the event such right, privilege, and easement herein granted shall be abandoned and permanently cease to be used for the purpose granted, all rights shall cease and revert to the **GRANTOR**, their successors and assigns.

JIMMY DURANTE BOULEVARD

SEE FOLLOWING PAGE FOR SIGNATURES

By: BOARD OF TRUSTEES OF THE CLARK COUNTY SCHOOL DISTRICT


By: BRANDON MC LAUGHLIN
As: CHIEF OF FACILITIES

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Nevada)
) SS
County of Clark)

On November 3, 2025, before me, Sheila Mattison, Notary Public, personally appeared Brandon McLaughlin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which\h the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sheila Mattison



Approved as to form only:


Office of the General Counsel

10/21/2025
Date

EXHIBIT "A"
Legal Description for
APN 161-21-501-002

Page 1 of 3

A portion of that certain parcel described in that certain Corporation Grant, Bargain, Sale Deed, recorded in Book 462, Instrument 372751 on file in the Official Records of the Clark County Recorder, Clark County, Nevada, lying in the North Half (N1/2) of the Northeast Quarter (NE1/4), of Section 21, Township 21 South, Range 62 East, M.D.M., Clark County, Nevada, more particularly described as follows:

COMMENCING at the northeast corner of said Northeast Quarter (NE1/4) as shown in File 216, Page 40 of Surveys, on file with said Recorder;

Thence South 2°52'16" East, along the east line of said Northeast Quarter (NE1/4), a distance of 150.23 feet;

Thence North 89°38'52" West, along a line 150.00 feet south of and parallel to the north line of said Northeast Quarter (NE1/4), a distance of 1285.05 feet to the northeast corner of said Corporation Grant, Bargain, Sale Deed;

Thence South 2°52'16" East, along the east line of said Corporation Grant, Bargain, Sale Deed a distance of 120.65 feet;

Thence South 87°07'44" West, departing said east line 64.81 feet to the **POINT OF BEGINNING** and the westerly right-of-way of Jimmy Durante Drive as described in that certain Grant, Bargain, Sale Deed recorded in Book 1153, Instrument 1112398, on file with said Recorder;

Thence South 3°08'30" East, along said westerly right-of-way, 10.00 feet;

Thence South 86°51'30" West, departing said westerly right-of-way, 4.00 feet;

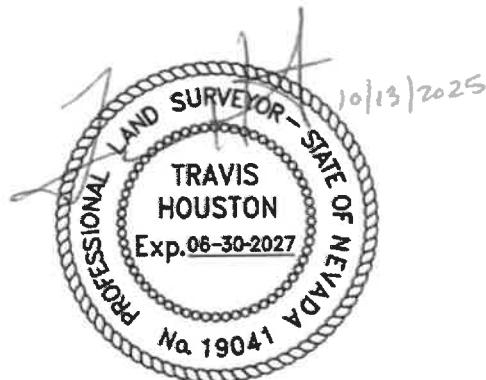
Thence North 3°08'30" West, 10.00 feet;

Thence North 86°51'30" East, 4.00 feet to the **POINT OF BEGINNING**.

BASIS OF BEARINGS

South 89°38'52" East, being the bearing of the north line of the Northeast Quarter (NE 1/4) of Section 21, Township 21 South, Range 62 East, M.D.M., Clark County, Nevada, as shown in File 216, Page 40 of Surveys, on file in the Official Records of the Clark County Recorder, Clark County, Nevada.

This description was prepared from documents of record and the result of a field survey. See **EXHIBIT "B"** attached hereto, and by this reference made a part hereof.



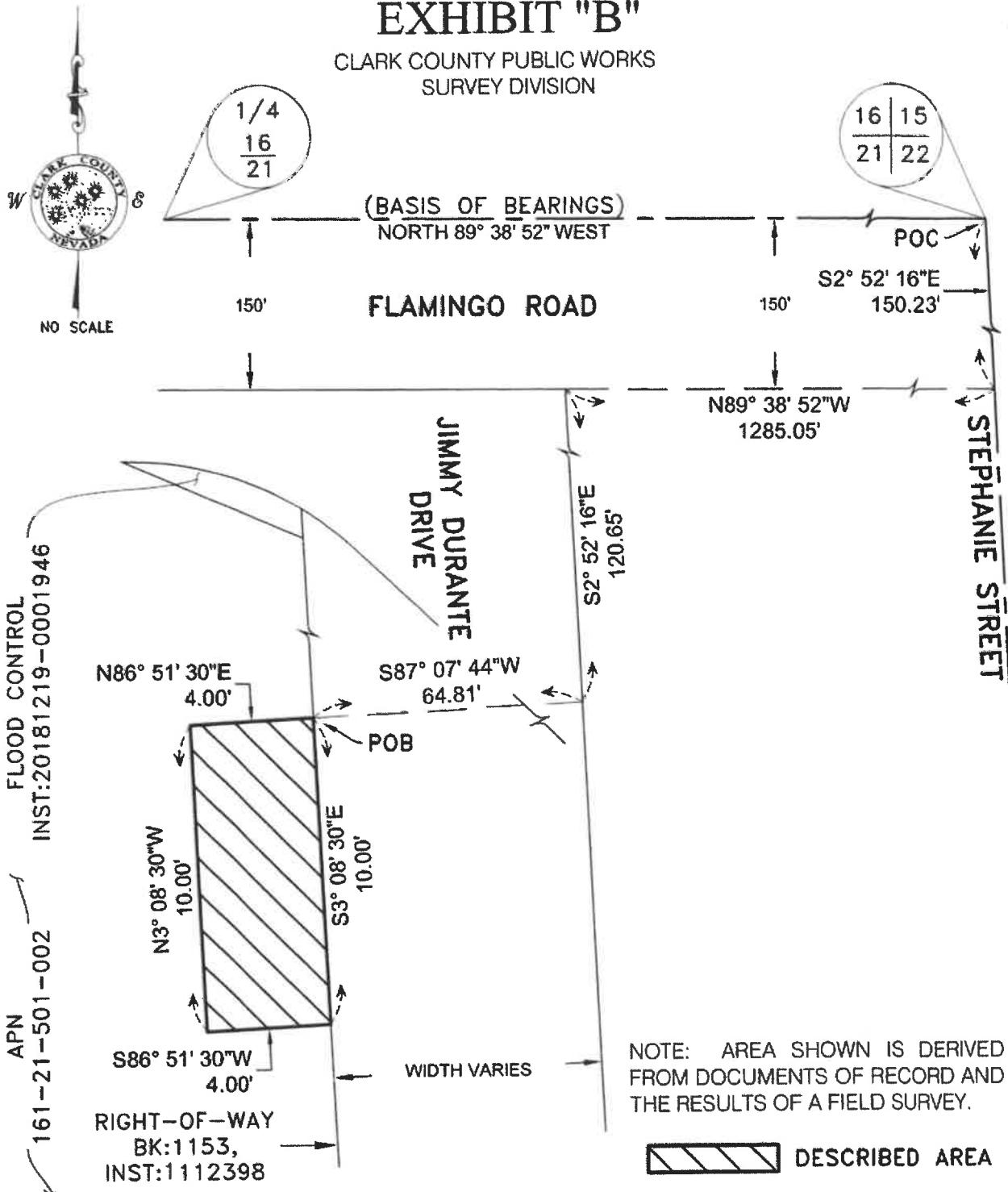
Travis Houston, P.L.S.
Nevada Certificate No. 19041
Clark County Surveyor's Office

Clark County Public Works 500 S. Grand Central Pkwy, Las Vegas, NV 89155

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P:\SURVEY\SHARED\DESCRIPTIONS\DWG\161-21-501-002 Jimmy Durante BLVD School Flasher Easement.DWG

EXHIBIT "B"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION



OWNER:

BOARD OF TRUSTEES CLARK COUNTY SCHOOL DISTRICT

PARCEL NUMBER:

161-21-501-002

SECTION, TOWNSHIP, RANGE:

SECTION 21, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M.

TOTAL AREA:

40 SQUARE FEET MORE OR LESS

REFERENCES:

BOOK: 216, PAGE 40 OF SURVEYS; FILE 48, PAGE 98 OF SURVEYS

BK:462, INST: 372751