

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

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**Petitioner:** Nancy A. Amundsen, Director, Department of Comprehensive Planning

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**Recommendation:** ORD-22-900478: Introduce 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 18, 2022, June 8, 2022, June 22, 2022 and in Assessor's Book 176. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

At the Board of County Commissioners meetings on May 18, 2022, June 8, 2022, June 22, 2022 and in Assessor's Book 176, the attached zone changes were approved to reclassify certain properties and amend the zoning map.

Staff recommends the Board set a public hearing for August 17, 2022.

**Cleared For Agenda**  
08/03/22

BILL NO. \_\_\_\_\_

SUMMARY – An ordinance to amend the official zoning map to reflect certain zone changes. (ORD-22-900478)  
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 18, 2022, JUNE 8, 2022, JUNE 22, 2022 AND IN ASSESSOR’S BOOK 176.

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 18, 2022, the following described properties situated in Clark County are reclassified as follows:

**ZC-22-0154**

From H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone described in “Exhibit A”.  
GENERALLY LOCATED: SOUTHWEST OF BOULDER HIGHWAY AND SOUTHEAST OF DESERT INN ROAD  
APN: 161-17-102-002 AND 003

**ZC-22-0165**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as the NW1/4 of the SE1/4 of Section 4, Township 22 South, Range 61 East more particularly described as follows::  
  
PARCEL ONE (1) AS SHOWN BY MAP THEREOF IN FILE 39 OF PARCEL MAPS, PAGE 86, IN THE OFFICE OF THE COUNTY RECORDER; TOGETHER WITH THAT PORTION OF ARBY AVENUE AS VACATED IN AN ORDER OF VACATION RECORDED OCTOBER 15, 2003 IN BOOK 20031015 AS DOCUMENT NO. 03750, OF OFFICIAL RECORDS.  
GENERALLY LOCATED: EAST OF GILSPIE STREET AND NORTH OF WARM SPRINGS ROAD  
APN: 177-04-701-014

**ZC-22-0173**

From R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone described as the S1/2, NW1/4, SE1/4, SW1/4 of Section 12, Township 21 South, Range 61 East.

GENERALLY LOCATED: NORTH OF LINDA AVENUE AND EAST OF TOPAZ STREET  
APN: 162-12-402-005 THROUGH 007

**ZC-22-0183**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as that portion of the NE1/4, NE1/4 of Section 18, Township 20 South, Range 62 East, described as follows: Lot two (2) as shown on Parcel Map in File 114 Page 61 in the Office of the County Recorder; together with the E1/2, N1/2, N1/2, NE1/4, NE1/4 OF Section 18 Township 20 South, Range 62 East.

GENERALLY LOCATED: SOUTHWEST CORNER OF CHEYENNE AVENUE AND LAMB BOULEVARD  
APN: 140-18-502-002 AND 010

SECTION 2. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on June 8, 2022, the following described properties situated in Clark County are reclassified as follows:

**NZC-0511-12**

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone described as the SW1/4, SW1/4, SW1/4; together with the SE1/4, SW1/4, SW1/4, SW1/4; together with the EAST 176 FEET OF THE SE1/4, SW1/4, SW1/4, SW1/4 OF Section 10, Township 19 South, Range 60 East.

GENERALLY LOCATED: NORTHEAST CORNER OF GRAND TETON DRIVE AND BUFFALO DRIVE  
APN: 125-10-405-006 THROUGH 008

**ZC-22-0143**

From R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone described as the SE1/4, SE1/4, SE1/4, SE1/4 OF Section 28, Township 22 South, Range 62 East.

GENERALLY LOCATED: NORTH OF CACTUS AVENUE AND WEST OF BERMUDA ROAD  
APN: 177-28-803-011

**ZC-22-0168**

From R-E (Rural Estates Residential) Zone to R-D (Suburban Estates Residential) Zone described as the N1/2, NW1/4, NW1/4, NW1/4; together with the N1/2, NE1/4, NW1/4, NW1/4 of Section 27, Township 22 South, Range 60 East.

GENERALLY LOCATED: SOUTHEAST CORNER OF BUFFALO DRIVE AND GOMER ROAD (ALIGNMENT)  
APN: 176-27-101-001 THROUGH 004

**ZC-22-0219**

From R-E (Rural Estates Residential) Zone to R-1 (Single Family Residential) Zone described as the E1/2, W1/2, NW1/4, SE1/4, NW1/4 of Section 30, Township 21 South, Range 62 East, more particularly described as Lot 1 of Parcel Map in File 18, Page 89 in the Office of the County Recorder.

GENERALLY LOCATED: NORTH OF CASEY DRIVE AND EAST OF PEARL STREET

APN: 161-30-202-008

**ZC-22-0234**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as the SE1/4, SW1/4 of Section 27, Township 21 South, Range 62 East.

GENERALLY LOCATED: NORTH OF RUSSELL ROAD AND EAST OF BUFFALO DRIVE

APN: 163-27-402-009

**ZC-22-0237**

From C-2 (General Commercial) Zone and R-5 (Apartment Residential District) Zone to C-2 (General Commercial) Zone and R-5 (Apartment Residential District) Zone described in "Exhibit A".

GENERALLY LOCATED: SOUTH SIDE OF CHARLESTON BOULEVARD, AND THE WEST SIDE OF TOWN CENTER DRIVE

APN: 164-01-110-014  
164-01-112-007  
164-01-112-009  
164-01-210-005  
164-01-211-004  
164-01-211-007 AND 008  
164-01-211-014  
164-01-311-005 THROUGH 009  
164-01-312-008 THROUGH 010  
164-01-312-014  
164-01-416-002  
164-01-416-008  
164-01-417-002  
164-01-417-008 AND 009  
164-02-618-001 AND 002  
164-02-716-001 THROUGH 005  
164-02-716-007  
164-02-814-002 AND 003  
164-02-814-006

SECTION 3. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners on June 22, 2022, the following described properties situated in Clark County are reclassified as follows:

**ZC-22-0189**

From R-U (Rural Open Land) Zone and H-2 (General Highway Frontage) Zone to M-D (Designed Manufacturing) Zone described as the NW1/4, NW1/4, NE1/4 of Section 30, Township 23 South, Range 61 East.

GENERALLY LOCATED: EAST OF ARVILLE STREET (ALIGNMENT) AND SOUTH OF SLOAN ROAD

APN: 191-30-501-001

**ZC-22-0198**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as the SW1/4, NE1/4 of Section 36, Township 21 South, Range 61 East more particularly described as Parcel 2 of Parcel Maps in File 25, Page 88 recorded May 7, 1979 as Document No. 1010094 of Official Records; together with the portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 36, Township 21 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Commencing at the North 1/16th of the North-South center of Section line also being centerline intersection of Oquendo Road and McLeod Dr; Thence North 89°39'50" East, along the centerline of said Oquendo Road a distance of 329.80 feet; Thence South 00°44'00" East, a distance of 30.00 feet to a point on the South Right-of-Way of said Oquendo Road and being the Point of Beginning; Thence continuing South 00°44'00" East, a distance of 146.00 feet; Thence South 89°37'50" West, a distance of 289.65 feet to a point on the East Right-of-Way or aforesaid McLeod Drive; Thence North 00°47'00" West along the said Right-of-Way a distance of 125.85 feet to a point on a 20.00 foot radius curve; Thence curving to the right, concave Southeasterly (SE), through a central angle of 90°24'50", an arc length of 31.56 feet to a point on the aforesaid South Right-of-Way of Oquendo Road; Thence North 89°37'50" East along said Right-of-Way a distance of 269.62 feet to the Point of Beginning.

GENERALLY LOCATED: EAST OF MCLEOD DRIVE AND SOUTH OF OQUENDO ROAD (ALIGNMENT)

APN: 162-36-601-007

162-36-601-048

**ZC-22-0260**

From C-1 (Local Business) Zone to R-E (Rural Estates Residential) Zone described as beginning at the Northwest Corner of Lot One (1) in Block One (1) of MEIKLE MANOR TRACT 5, as shown by map thereof on file in Book 4 of Plats, Page 30, in the Office of the County Recorder; thence South 89°34'00" East a distance of 300.00 feet to the Northeast corner of said Lot One (1); thence North 00°57'35" West a distance of 100 feet more or less to the Southeast corner of that certain parcel of land conveyed by Clinton Charles Whitaker et ux to Clarence J. Hardy et ux by Deed recorded October 22, 1953 as Document No. 416847, Clark County, Nevada Records; thence North 89°35'00" West a distance of 308 feet to the Southwest corner of that certain parcel of land conveyed by Clinton Whitaker et ux to William L. Meikle et ux by Deed recorded January 19, 1955 as Document No. 32048, Clark County, Nevada Records; thence South 00°57'35" East a distance of 100.00 feet more of less to the True Point of Beginning.

GENERALLY LOCATED: WEST OF CHRISTY LANE AND SOUTH OF MEIKLE LANE  
APN: 140-21-307-006

**ZC-22-0262**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as the SW1/4, SW1/4, NW1/4SW1/4 OF Section 34, Township 22 South, Range 60 East.

GENERALLY LOCATED: NORTHEAST CORNER OF BUFFALO DRIVE AND CHARTAN AVENUE  
APN: 176-34-301-009

**ZC-22-0272**

From R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone described as the W1/2, SE1/4, SE1/4, SW1/4 and the E1/2, SW1/4, SE1/4, SW1/4 of Section 27, Township 21 South, Range 60 East.

GENERALLY LOCATED: NORTH OF RUSSELL ROAD AND WEST OF TENAYA WAY  
APN: 163-27-402-012

**ZC-22-0294**

From C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone described in "Exhibit A".

GENERALLY LOCATED: NORTH OF WARM SPRINGS ROAD AND EAST OF BUFFALO DRIVE  
APN: 176-03-401-020

**ZC-22-0300**

From R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone described as the N1/2, NW1/4, SW1/4, SW1/4; TOGETHER WITH THE NW1/4, NE1/4, SW1/4, SW1/4; TOGETHER WITH THE SW1/4, NW1/4, SW1/4, SW1/4; TOGETHER WITH THE NW1/4, SW1/4, SW1/4, SW1/4 OF Section 23, Township 22 South, Range 60 East.

GENERALLY LOCATED: EAST OF RAINBOW BOULEVARD AND SOUTH OF RICHMAR AVENUE  
APN: 176-23-401-020 THROUGH 023

SECTION 5. In accordance with the provisions of Title 30 and the actions of the Board of County Commissioners in Assessor’s Book 176, the following described properties situated in Clark County are reclassified as follows:

**NZC-18-0915**

From R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zone to C-2 (General Commercial) Zone described as Rainbow Blue Diamond SE as shown in Book 165, Page 93 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF BLUE DIAMOND ROAD AND EAST OF RAINBOW BOULEVARD  
APN: 176-23-210-002 AND 003

**NZC-0024-16**

From R-E (Rural Estates Residential) and H-2 (General Highway Frontage) Zone to R-2 (Medium Density Residential) Zone described as Rainbow Pebble Unit 1 as shown in Book 156, Page 52, Rainbow Pebble Unit 2 as shown in Book 156, Page 53, Rainbow Pebble Unit 3A as shown in Book 161, Page 27, Rainbow Pebble Unit 3B as shown in Book 165, Page 061 on file in the Office of the County Recorder.

GENERALLY LOCATED: SOUTH OF PEBBLE ROAD AND WEST OF TORREY PINES DRIVE  
APN: 176-23-111-001 THROUGH 088  
176-23-112-001 THROUGH 033  
176-23-113-001 THROUGH 036

SECTION 6. 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 7. 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 8. 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 \_\_\_\_\_ 2022.

INTRODUCED by \_\_\_\_\_  
PASSED ON THE \_\_\_\_\_ day of  
\_\_\_\_\_ 2022.

VOTE:

AYES:

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NAYS:

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ABSTAINING:

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ABSENT:

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\_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS  
CLARK COUNTY, NEVADA

By \_\_\_\_\_  
JAMES B. GIBSON, Chair

ATTEST:

\_\_\_\_\_  
LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day  
of \_\_\_\_\_, 2022.

**Exhibit "A"**

**Legal Description(s)**

**(see next page for attachment(s))**

**Legal Description**  
**ZC-22-0154**

Parcel I:

Those portions of the NW1/4, NW1/4 of Section 17 and the NE1/4, NE1/4 of Section 18, in Township 21 South, Range 62 East and described a whole single tract COMMENCING at the Northeast corner of said Section 18; Thence South 89°51'14" West along the North line of said Section 18, 217.79 feet to a point on the Southwesterly line of U.S. Highway Nos. 93-95-466 (200 feet wide); Thence South 42°27'00" East along said Southwesterly line, 278.36 feet to the most Easterly corner of that parcel of land conveyed to First National Bank of Nevada by Deed recorded September 12, 1956, as Document No. 88879; and Thence continuing South 42°27'00" East along said Southwesterly line, 500.00 feet to the TRUE POINT OF BEGINNING; Thence continuing South 42°27'00" East along said Southwesterly line, 200.00 feet; Thence South 47°33'00" West, parallel with the Southeasterly line of said parcel conveyed as Document No. 88878, 500.00 feet; Thence North 42°27'00" West parallel with said Southwesterly line, 200.00 feet; and Thence North 47°33'00" East parallel with said Southeasterly line, 500.00 feet to the TRUE POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Document recorded June 24, 1999, in Book 990624, as Instrument No. 02744.

Parcel II:

That portion of the NW1/4, NW1/4, of Section 17, Township 21 South, Range 62 East, more particularly described as Lot 1 as shown by Parcel Map, in File 1, Page 58, recorded January 28, 1974, as Document No. 356540, in Book 397.

20-22-0237

**EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS THE LIMITS OF THE SUMMERLIN VILLAGE 13 DEVELOPMENT PLAN.

**DESCRIPTION**

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 1 AND THE EAST HALF (E 1/2) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTERLINE INTERSECTION OF SAHARA AVENUE AND TOWN CENTER DRIVE AS SHOWN IN BOOK 146, PAGE 81 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE; THENCE ALONG THE CENTERLINE OF SAID SAHARA AVENUE, SOUTH 89°50'59" WEST, 138.23 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 00°09'01" WEST, 63.70 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAHARA AVENUE AS SHOWN ON SAID PLAT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) SOUTH 85°38'49" WEST, 152.83 FEET; 2) SOUTH 89°50'59" WEST, 41.31 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 300.00 FEET; 3) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 10°50'16" WEST; 4) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET; 5) SOUTH 89°50'59" WEST, 216.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; 6) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SPRUCE GOOSE STREET AS SHOWN ON SAID PLAT; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°09'01" WEST, 209.66 FEET; THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°39'36" WEST, 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SPRUCE GOOSE STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°09'01" EAST, 15.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 89°50'59" WEST, 24.00 FEET TO THE NORTHEAST CORNER OF PARCEL 3 AS SHOWN IN FILE 92, PAGE 96 OF PARCEL MAPS ON FILE IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL 3 SOUTH 89°50'59" WEST, 232.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE ALONG THE WEST LINE OF SAID PARCEL 3, SOUTH 00°09'01" EAST, 211.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 3; THENCE DEPARTING SAID WEST LINE AND CONTINUING SOUTH 00°09'02" EAST, 24.00 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID SAHARA AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: 1) SOUTH 89°50'58" WEST, 77.58 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET; 2) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF

300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 10°50'16" WEST; 3) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET; 4) SOUTH 89°50'59" WEST, 300.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; 5) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 90°00'00" WEST, 40.65 FEET; THENCE SOUTH 00°00'00" WEST, 10.34 FEET; THENCE NORTH 90°00'00" WEST, 44.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 88°07'07" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°43'52", AN ARC LENGTH OF 48.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAHARA AVENUE AS SHOWN IN BOOK 110, PAGE 29 OF PLATS ON FILE IN SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIXTEEN (16) COURSES: 1) SOUTH 89°50'39" WEST, 81.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 300.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 00°09'01" WEST; 2) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 10°50'16" WEST; 3) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET; 4) SOUTH 89°50'59" WEST, 222.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2950.33 FEET; 5) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°28'42", AN ARC LENGTH OF 76.12 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 01°19'41" EAST; 6) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'34", AN ARC LENGTH OF 4.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 40.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 23°58'09" WEST; 7) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°17'57", AN ARC LENGTH OF 1.61 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 21°40'12" WEST; 8) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°11'24", AN ARC LENGTH OF 65.95 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 800.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 03°31'12" EAST; 9) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°09'35", AN ARC LENGTH OF 30.16 FEET; 10) NORTH 84°19'13" WEST, 30.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2905.57 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 03°50'39" EAST; 11) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'08", AN ARC LENGTH OF 88.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 300.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 05°33'48" EAST; 12) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°15'10", AN ARC LENGTH OF 69.39 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 18°48'58" WEST; 13) WESTERLY ALONG

SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°54'48", AN ARC LENGTH OF 72.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 4487.02 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 04°50'29" EAST; 14) WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°23'10", AN ARC LENGTH OF 108.55 FEET; 15) NORTH 83°50'01" WEST, 128.02 FEET; 16) NORTH 45°24'14" WEST, 107.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE AS SHOWN ON SAID BOOK 110, PAGE 29 OF PLATS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) NORTH 01°30'00" WEST, 78.21 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 5036.00 FEET; 2) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°51'49", AN ARC LENGTH OF 251.70 FEET; 3) NORTH 04°21'49" WEST, 677.66 FEET; 4) SOUTH 85°38'10" WEST, 9.98 FEET; 5) NORTH 04°21'50" WEST, 19.11 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 4974.00 FEET; 6) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°40'47", AN ARC LENGTH OF 232.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 39°40'19" EAST; 7) NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°11'49", AN ARC LENGTH OF 0.10 FEET; 8) NORTH 01°58'29" WEST, 967.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 74°04'07" EAST; 9) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°09'30", AN ARC LENGTH OF 5.65 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 71°54'37" WEST; 10) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°24'49", AN ARC LENGTH OF 35.12 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1474.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 85°19'26" EAST; 11) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°36'24", AN ARC LENGTH OF 67.06 FEET; 12) NORTH 07°16'58" EAST, 213.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 49°05'36" EAST; 13) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°11'22", AN ARC LENGTH OF 25.23 FEET; 14) NORTH 07°16'58" EAST, 162.53 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET; 15) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°12'20", AN ARC LENGTH OF 18.86 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 75°30'42" WEST; 16) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°59'00", AN ARC LENGTH OF 36.61 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1528.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 89°29'42" WEST; 17) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°28'47", AN ARC LENGTH OF 66.13 FEET; 18) NORTH 01°58'29" WEST, 90.05 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 275.00 FEET; 19) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°51'40", AN ARC LENGTH OF 119.32 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 40.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 67°06'49" EAST; 20)

NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°34'34", AN ARC LENGTH OF 52.06 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK CENTER DRIVE AS SHOWN ON SAID PLAT (SUMMERLIN CENTER DRIVE AS SHOWN ON CLARK COUNTY ASSESSORS SITE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWELVE (12) COURSES: 1) SOUTH 82°32'14" EAST, 21.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; 2) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°49'48", AN ARC LENGTH OF 38.82 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 22°17'34" EAST; 3) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°50'06", AN ARC LENGTH OF 38.84 FEET; 4) SOUTH 82°32'28" EAST, 179.83 FEET; 5) NORTH 85°15'53" EAST, 47.35 FEET; 6) SOUTH 82°33'16" EAST, 67.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET; 7) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°47'08", AN ARC LENGTH OF 38.71 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 22°13'52" EAST; 8) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°13'59", AN ARC LENGTH OF 39.88 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 3552.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 06°59'53" EAST; 9) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°39'10", AN ARC LENGTH OF 102.48 FEET; 10) NORTH 87°49'23" EAST, 83.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 3542.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 04°00'55" EAST; 11) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°56'13", AN ARC LENGTH OF 243.41 FEET; 12) SOUTH 89°55'18" EAST, 462.94 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING SOUTH 89°55'18" EAST, 102.04 FEET TO A PONT ON THE EASTERLY RIGHT-OF-WAY LINE OF PAVILION CENTER DRIVE AS SHOWN ON SAID PLAT AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 713.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 86°39'40" EAST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°08'06", AN ARC LENGTH OF 14.12 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 904.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 87°47'45" EAST; 2) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°53'56", AN ARC LENGTH OF 282.41 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 74°18'19" EAST; 3) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°42'33", AN ARC LENGTH OF 66.54 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 77.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 61°35'46" EAST; 4) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°40'08", AN ARC LENGTH OF 23.75 FEET; 5) NORTH 46°04'23" EAST, 58.98 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 82.00 FEET; 6) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°30'07", AN ARC LENGTH OF 95.18 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, THROUGH WHICH A RADIAL

LINE BEARS NORTH 69°34'16" EAST; 7) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'11", AN ARC LENGTH OF 17.63 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 79°40'27" EAST; 8) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°24'15", AN ARC LENGTH OF 27.24 FEET; 9) NORTH 00°04'42" EAST, 444.35 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 300.00 FEET; 10) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 78°56'01" WEST; 11) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°59'17", AN ARC LENGTH OF 57.53 FEET; 12) NORTH 00°04'42" EAST, 194.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET; 13) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°51'15", AN ARC LENGTH OF 46.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIFFITH PEAK DRIVE AS SHOWN ON THE AFOREMENTIONED BOOK 146 PAGE 80 OF PLATS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THIRTEEN (13) COURSES: 1) NORTH 88°55'57" EAST, 27.52 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; 2) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°18'36", AN ARC LENGTH OF 4.93 FEET; 3) SOUTH 79°45'27" EAST, 56.24 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; 4) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°18'36", AN ARC LENGTH OF 4.93 FEET; 5) NORTH 88°55'57" EAST, 95.68 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET; 6) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°25'07", AN ARC LENGTH OF 3.67 FEET; 7) NORTH 80°30'51" EAST, 69.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET; 8) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'51", AN ARC LENGTH OF 4.17 FEET; 9) SOUTH 89°55'18" EAST, 125.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 117.00 FEET; 10) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°08'47", AN ARC LENGTH OF 84.02 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 83.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 41°13'29" EAST; 11) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°15'09", AN ARC LENGTH OF 122.05 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 100.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 43°01'40" EAST; 12) EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°06'22", AN ARC LENGTH OF 75.23 FEET; 13) SOUTH 89°55'18" EAST, 391.83 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 00°04'42" EAST, 34.00 FEET; THENCE CONTINUING NORTH 00°04'42" EAST, 660.68 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CHARLESTON BOULEVARD AS SHOWN IN BOOK 97 PAGE 13 OF PLATS; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 89°55'18" EAST, 37.50 FEET; 2) NORTH 00°04'42" EAST, 6.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 30.00 FEET; 3) NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°49'21", AN ARC LENGTH OF 2.00 FEET; 4) SOUTH 89°55'18" EAST, 576.55 FEET; 5) NORTH 89°15'46" EAST,

15.44 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 00°04'42" WEST, 669.29 FEET; THENCE SOUTH 00°31'22" EAST, 34.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GRIFFITH PEAK DRIVE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 89°28'38" EAST, 38.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 00°31'22" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°28'38", AN ARC LENGTH OF 31.23 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2 AS SHOWN IN FILE 119 PAGE 25 OF PARCEL MAPS IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°00'00" WEST, 537.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET; 2) SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 90°00'00" EAST, 376.67 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; 2) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°18'07", AN ARC LENGTH OF 47.28 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWN CENTER DRIVE AS SHOWN IN SAID BOOK 146 PAGE 81 OF PLATS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY FIVE (25) COURSES: 1) SOUTH 00°18'07" EAST, 249.61 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2865.50 FEET; 2) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°14'59", AN ARC LENGTH OF 12.49 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 89°56'52" WEST; 3) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°11'58", AN ARC LENGTH OF 63.88 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 77°51'10" EAST; 4) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°53'45", AN ARC LENGTH OF 51.81 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2854.50 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 87°44'55" WEST; 5) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'29", AN ARC LENGTH OF 302.64 FEET; 6) SOUTH 05°46'56" WEST, 154.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2865.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 78°35'23" WEST; 7) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°41'50", AN ARC LENGTH OF 384.96 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 7352.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 70°53'33" WEST; 8) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°48'36", AN ARC LENGTH OF 488.91 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 67°04'57" WEST; 9) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°26'36", AN ARC LENGTH OF 59.92 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 55°38'21" EAST; 10) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°33'03",

AN ARC LENGTH OF 55.24 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 7341.50 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 66°11'24" WEST; 11) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'48", AN ARC LENGTH OF 287.86 FEET; 12) SOUTH 21°29'51" WEST, 125.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 7352.50 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 62°58'18" WEST; 13) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°30'34", AN ARC LENGTH OF 193.69 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2897.50 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 61°27'44" EAST; 14) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°33'52", AN ARC LENGTH OF 483.68 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 71°01'36" WEST; 15) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'56", AN ARC LENGTH OF 41.84 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 55°02'40" EAST; 16) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°36'32", AN ARC LENGTH OF 40.86 FEET TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1899.67 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 70°39'13" EAST; 17) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°11'56", AN ARC LENGTH OF 172.37 FEET; 18) SOUTH 08°13'12" WEST, 142.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS NORTH 84°40'42" WEST; 19) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°47'47", AN ARC LENGTH OF 3.03 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2902.50 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 78°52'55" EAST; 20) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°01'12", AN ARC LENGTH OF 254.31 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 83°54'07" WEST; 21) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°54'47", AN ARC LENGTH OF 51.90 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 300.00 FEET, THROUGH WHICH A RADIAL LINE BEARS SOUTH 73°59'20" EAST; 22) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°10'41", AN ARC LENGTH OF 63.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 3661.54 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 86°47'27" EAST; 23) SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°51'21", AN ARC LENGTH OF 310.31 FEET; 24) SOUTH 02°16'14" EAST, 14.23 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET; 25) SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°55'03", AN ARC LENGTH OF 115.08 FEET TO THE POINT OF BEGINNING.

**EXCEPTING** THEREFROM ALL THAT PROPERTY DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN AND SALE DEED" RECORDED NOVEMBER 01, 2013 IN BOOK 20131101 AS INSTRUMENT NUMBER 01280, AND SHOWN IN FILE 190, PAGE 55 OF SURVEYS ON FILE IN SAID RECORDER'S OFFICE.

CONTAINING 8.28 ACRES, MORE OR LESS

**FURTHER EXCEPTING** THEREFROM ALL THAT PROPERTY DESCRIBED IN THAT CERTAIN "GRANT, BARGAIN AND SALE DEED" RECORDED AUGUST 23, 2017 IN BOOK 20170823 AS INSTRUMENT NUMBER 02364, AND SHOWN IN FILE 204, PAGE 78 OF SURVEYS ON FILE IN SAID RECORDER'S OFFICE.

CONTAINING 16,069 SQUARE FEET (0.37 ACRES), MORE OR LESS.

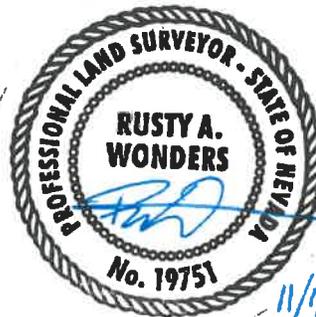
TOTAL AREA CONTAINS 289.77 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

SOUTH 89°50'59" WEST, BEING THE BEARING OF THE SOUTH LINE OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., AS SHOWN IN BOOK 146, PAGE 81 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE.

END OF DESCRIPTION.

RUSTY A. WONDERS, PLS  
PROFESSIONAL LAND SURVEYOR  
NEVADA LICENSE NO. 19751



11/1/21  
Exp. 6/30/22

2022-0294

**LEGAL DESCRIPTION**

THAT PORTION OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-SIXTEENTH CORNER COMMON TO SECTION 3 AND SECTION 10 IN SAID TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., SAID CORNER BEING ON THE CENTERLINE OF WARM SPRINGS ROAD AND FROM WHICH SIXTEENTH CORNER THE SECTION CORNER COMMON TO SECTIONS 3, 4, 9 AND 10 BEARS SOUTH 89°28'45" WEST, A DISTANCE OF 1338.68 FEET; THENCE SOUTH 89°28'45" WEST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 3 AND 10, A DISTANCE OF 334.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID COMMON SECTION LINE, SOUTH 89°28'45" WEST, A DISTANCE OF 334.67 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND GRANTED AS PUBLIC RIGHT-OF-WAY FOR WARM SPRINGS ROAD AND BUFFALO DRIVE BY THE DEDICATION RECORDED JULY 20, 2009 AS INSTRUMENT NO. 20090720-0003642, CLARK COUNTY OFFICIAL RECORDS; THENCE, THE NEXT TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF SAID DEDICATION: 1) NORTH 02°40'45" EAST, A DISTANCE OF 50.08 FEET; THENCE 2) SOUTH 89°28'45" WEST, A DISTANCE OF 61.32 FEET; THENCE 3) NORTH 89°14'29" WEST, A DISTANCE OF 223.94 FEET; THENCE 4) SOUTH 89°28'45" WEST, A DISTANCE OF 88.61 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTH HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 18°11'42"; THENCE 5) WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 30.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTH HAVING A RADIUS OF 105.00 FEET AND A CENTRAL ANGLE OF 18°11'42" AND A POINT FROM WHICH A RADIAL LINE BEARS SOUTH 17°40'27" WEST; THENCE 6) WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 33.34 FEET; THENCE 7) SOUTH 89°28'45" WEST, A DISTANCE OF 119.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 93°39'51"; THENCE 8) DEPARTING SAID WARM SPRINGS ROAD, NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 88.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF BUFFALO DRIVE; THENCE 9) CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF BUFFALO DRIVE, NORTH 03°08'36" EAST, A DISTANCE OF 0.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 10°12'29"; THENCE 10) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 3.56 FEET; THENCE 11) NORTH 13°21'05" EAST, A DISTANCE OF 51.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WEST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 10°12'29"; THENCE 12) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 5.34 FEET; THENCE 13) NORTH 03°08'36" EAST, A DISTANCE OF 45.00 FEET; THENCE 14) SOUTH 86°51'24" EAST, A DISTANCE OF 5.00 FEET; THENCE 15) NORTH 03°08'36" EAST, A DISTANCE OF 25.00 FEET; THENCE 16) NORTH 86°51'24" WEST, A DISTANCE OF 5.00 FEET; THENCE 17) NORTH 03°08'36" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WEST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 17°06'52"; THENCE 18) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 8.96 FEET; THENCE 19) NORTH 13°58'16" WEST, A DISTANCE OF 26.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EAST HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 17°06'52"; THENCE 20) NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 5.97 FEET; THENCE 21) NORTH 03°08'36" EAST, A DISTANCE OF 88.45 FEET; THENCE 22) NORTH 01°52'13" EAST, A DISTANCE OF 225.06 FEET; THENCE 23) NORTH 03°08'36" EAST, A DISTANCE OF 711.34 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE PARCEL OF LAND GRANTED BY DEDICATION RECORDED MAY 2, 2001 AS INSTRUMENT NO. 20010502-0000847, CLARK COUNTY, NEVADA OFFICIAL RECORDS; THENCE NORTH 03°08'52" EAST, CONTINUING ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 579.08 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LAND

ZC-22-0294

GRANTING A PORTION OF BADURA AVENUE BY THE DEDICATION RECORDED DECEMBER 30, 2003 AS INSTRUMENT NO. 20031230-0001271 OF SAID OFFICIAL RECORDS AND THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 54.00 FEET AND A CENTRAL ANGLE OF 85°49'22"; THENCE NORTHEASTERLY ALONG SAID DEDICATION AND THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 80.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF BADURA AVENUE; THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY AND DEDICATION, NORTH 88°58'14" EAST, A DISTANCE OF 880.23 FEET TO A POINT ON THE WEST LINE OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 3; THENCE, DEPARTING SAID RIGHT-OF-WAY AND DEDICATION AND ALONG SAID WEST LINE, SOUTH 02°26'23" WEST, A DISTANCE OF 628.12 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 02°26'52" WEST, A DISTANCE OF 1,336.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.4133 ACRES, MORE OR LESS.