

APN: 161-15-501-002

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 TRAFFIC CONTROL ACCESS**

City of Las Vegas, 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 traffic control access purposes, including but not limited to the right to construct, reconstruct, repair, operate and maintain, sidewalk, traffic signal pole and the traffic signal cabinet, service pedestal, 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 rights 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.

DESERT INN ROAD and THEME ROAD

SEE FOLLOWING PAGE FOR SIGNATURES

GRANTOR:

CITY OF LAS VEGAS

Approved as to Form

Carmen Gilbert 3/11/24
Carmen Gilbert Date
Deputy City Attorney

Shelley Berkley
By: Shelley Berkley
Title: Mayor

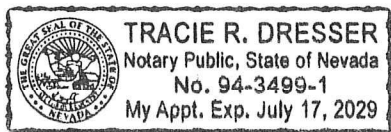
Attest By: John D. Holmes
John D. Holmes, MMC, City Clerk

STATE OF NEVADA)

COUNTY OF CLARK)

This instrument was acknowledged before me on April 1, 2024 by Shelley Berkley as Mayor for the CITY OF LAS VEGAS.

[Signature]
Notary Public in and for said County and State.
My commission expires: July 17, 2029



GRANTOR: CITY OF LAS VEGAS
APN: 161-15-501-002

EXHIBIT "A"

DESCRIPTION

A PORTION OF THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1987 IN BOOK 871210, AS INSTRUMENT NO. 00547 ON FILE AT THE CLARK COUNTY, NEVADA, RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 62 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 15; THENCE ALONG THE NORTH LINE THEREOF NORTH 89°26'25" EAST, 132.50 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°33'35" EAST, 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF DESERT INN ROAD AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 20, 2002 IN BOOK 20020620, AS INSTRUMENT NO. 02246 ON FILE AT SAID RECORDER'S OFFICE, ALSO BEING THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND CONTINUING SOUTH 00°33'35" EAST, 8.00 FEET; THENCE SOUTH 89°26'25" WEST, 19.89 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 17.00 FEET; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°43'09", AN ARC LENGTH OF 12.38 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5.00 FEET, THROUGH WHICH A RADIAL LINE BEARS NORTH 42°16'44" WEST; THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°21'34", AN ARC LENGTH OF 3.61 FEET; THENCE SOUTH 89°04'50" WEST, 4.78 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, FROM WHICH BEGINNING THE RADIUS BEARS SOUTH 63°27'11" EAST; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°53'36", AN ARC LENGTH OF 27.44 FEET; 2) NORTH 89°26'25" EAST, 17.03 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 287 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS GRID NORTH AS DEFINED BY THE NEVADA COORDINATE SYSTEM OF 1983 (EPOCH 2010.00), EAST ZONE, (2701).

END OF DESCRIPTION

(SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

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

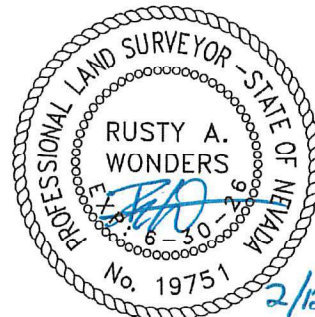
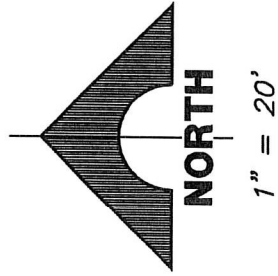
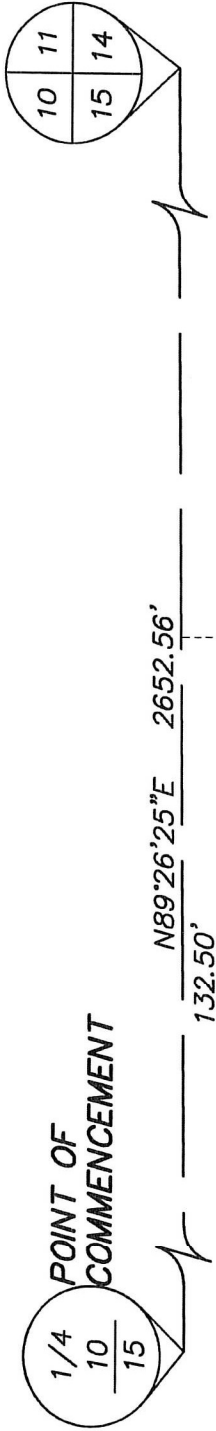


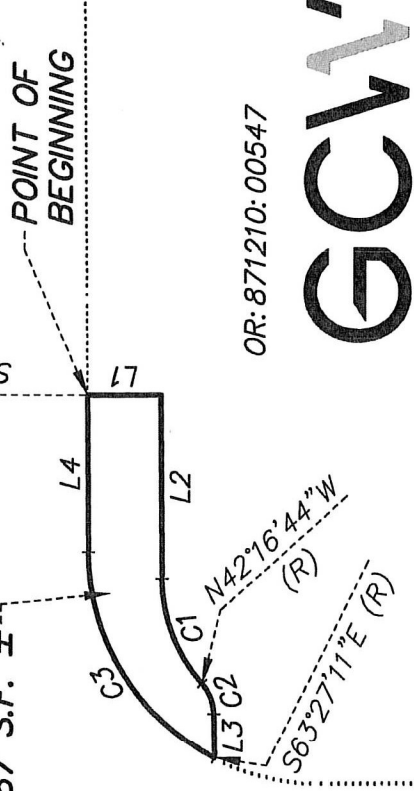
EXHIBIT "B" TO ACCOMPANY DESCRIPTION

GRANTOR: CITY OF LAS VEGAS
 APN: 161-15-501-002



DESERT INN ROAD
 PUBLIC RIGHT-OF-WAY
 OR: 20020620:02246

AREA = 287 S.F. ±



NOTE:
 SEE PAGE 2
 FOR LINE AND
 CURVE TABLES.

OR: 871210:00547

GCW

ENGINEERS SURVEYORS

1555 S. RAINBOW BLVD.
 LAS VEGAS, NV 89146
 T: 702.804.2000
 F: 702.804.2299
 gcwengineering.com

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EXHIBIT "B" TO ACCOMPANY DESCRIPTION

GRANTOR: CITY OF LAS VEGAS
APN: 161-15-501-002

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°33'35"E	8.00'
L2	S89°26'25"W	19.89'
L3	S89°04'50"W	4.78'
L4	N89°26'25"E	17.03'

CURVE TABLE			
NO.	DELTA	RADIUS	TANGENT
C1	41°43'09"	17.00'	6.48'
C2	41°21'34"	5.00'	1.89'
C3	62°53'36"	25.00'	15.29'



ENGINEERS SURVEYORS

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LAS VEGAS, NV 89146
T: 702.804.2000
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gcwengineering.com

North: 753222.5088'

East: 817371.5677'

Segment #1 : Line

Course: S0°33'35"E

Length: 8.00'

North: 753214.5092'

East: 817371.6458'

Segment #2 : Line

Course: S89°26'25"W

Length: 19.89'

North: 753214.3149'

East: 817351.7568'

Segment #3 : Curve

Length: 12.38' Radius: 17.00'

Delta: 41°43'08.84" Tangent: 6.48'

Chord: 12.11' Course: S68°34'51"W

Course In: S0°33'35"E Course Out: N42°16'44"W

RP North: 753197.3157' East: 817351.9228'

End North: 753209.8925' East: 817340.4832'

Segment #4 : Curve

Length: 3.61' Radius: 5.00'

Delta: 41°21'33.73" Tangent: 1.89'

Chord: 3.53' Course: S68°24'03"W

Course In: N42°16'44"W Course Out: S0°55'10"E

RP North: 753213.5919' East: 817337.1195'

End North: 753208.5930' East: 817337.2010'

Segment #5 : Line

Course: S89°04'50"W Length: 4.78'

North: 753208.5163' East: 817332.4217'

Segment #6 : Curve

Length: 27.44' Radius: 25.00'

Delta: 62°53'35.90" Tangent: 15.29'

Chord: 26.09' Course: N57°59'37"E

Course In: S63°27'11"E Course Out: N0°33'35"W

RP North: 753197.3431' East: 817354.7859'

End North: 753222.3444' East: 817354.5457'

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Segment #7 : Line

Course: N89°26'25"E Length: 17.03'
North: 753222.5108' East: 817371.5749'

Perimeter: 93.13' Area: 286.81 Sq. Ft.
Error Closure: 0.0075 Course: N74°55'22"E
Error North: 0.00194 East: 0.00720

Precision 1: 12190.67