

APNs: 177-05-206-009
177-05-206-013

WHEN RECORDED,
MAIL TAX STATEMENTS AND RETURN TO:
Clark County Department of Public Works
Attention: CCPW Survey Division
500 South Grand Central Parkway, Suite 2017
Las Vegas, Nevada 89106

DEDICATION IN FEE

COUNTY OF CLARK, 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, bounded and described as follows:

PORTIONS OF PROCYON STREET CUL-DE-SAC

THAT PORTION OF GOVERNMENT LOT 63, SECTION 05, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M. D. M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

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

Assessor's Parcel Nos.: 177-05-206-009 and 177-05-206-013.

IN WITNESS WHEREOF, we have hereunto set our hands this ____ day of _____, 2022.

CLARK COUNTY, NEVADA

ATTEST:

BY: _____
Randall J. Tarr
Deputy County Manager

BY: _____
Lynn Marie Goya
County Clerk

EXHIBIT "A"
Legal Description for
Right-of-Way Dedication
For portions of
APN's 177-05-206-009, 177-05-206-013

Page 1 of 3

That portion of Government Lot 63, Section 05, Township 22 South, Range 61 East, M.D.M., Clark County, Nevada, more particularly described as follows:

COMMENCING at the intersection of Maule Avenue and Procyon Street as shown and described on that certain Parcel Map File 10, Page 46 on file in the Official Records of the Clark County Recorder, Clark County, Nevada;

Thence North 0°29'39" East, along the alignment of Procyon Street as shown on said Parcel Map, 165.60 feet;

Thence South 89°30'21" East, departing said alignment, 30.00 feet to a point on the east right-of-way line of Procyon Street as described in that certain Grant, Bargain, Sale Deed recorded in Book 658, Instrument 617766 on file with said Recorder, said point also being the **POINT OF BEGINNING**;

Thence North 0°29'39" East, along said east right-of-way line, 95.99 feet, to a point on the southerly "Limits of Construction" line for the Southern Clark County 215 Bruce Woodbury Beltway as shown in that certain Record of Survey File 105, Page 69 on file with said Recorder, said point also being the beginning of a non-tangent curve, concave westerly, having a radius of 45.50 feet;

A radial line to said point bears North 19°01'07" East;

Thence southeasterly along said "Limits of Construction" and said curve, through a central angle of 49°49'23", an arc length of 39.57 feet;

Thence departing said "Limits of Construction" line and continuing along said curve, through a central angle of 82°31'04", an arc length of 65.53 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 15.00 feet;

A radial line to said point bears North 28°38'27" West;

Thence southerly along said curve, through a central angle of 60°51'54", an arc length of 15.93 feet, to the **POINT OF BEGINNING**.

(continued)

BASIS OF BEARINGS

North 88°23'02" West, being the south line of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 05, Township 22 South, Range 61 East, M.D.M., as shown in that certain Record of Survey in File 105, Page 69, on file in the Official Records of the Clark County Recorder, Clark County, Nevada.

This description was prepared by the Clark County Surveyor's Office from documents of record and does not constitute the results 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

P:\SURVEY\SHARED\DESCRIPTIONS\177-05-206-009 PROCYON STREET cul-de-sac DEDICATION.DOC
P:\SURVEY\SHARED\DESCRIPTIONS\DWG\177-05-206-009 PROCYON STREET cul-de-sac DEDICATION.DWG

EXHIBIT "B"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION

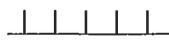


"LIMITS OF CONSTRUCTION"
PER RECORD OF SURVEY
FILE 105, PAGE 69

SOUTHERN CLARK COUNTY 215
BRUCE WOODBURY BELTWAY
INST: 20220623-0002422



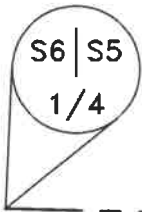
DESCRIBED AREA



CONTROL OF
ACCESS LINE

NOTE: AREA SHOWN IS DERIVED
FROM DOCUMENTS OF RECORD AND
DOES NOT CONSTITUTE THE RESULTS
OF A FIELD SURVEY.

Curve Table			
Curve #	Length	Radius	Delta
C1	39.57'	45.50'	49°49'23"
C2	65.53'	45.50'	82°31'04"
C3	15.93'	15.00'	60°51'54"



PROCYON STREET

N0° 29' 39"E 95.99'

N0° 29' 39"E 165.60'

GBSD 658:0617766

MAULE AVENUE

BASIS OF BEARINGS (N88° 23' 02"W)

S89° 30' 21"E
30.00'

(R) N19° 01' 07"E

A.P.N.
177-05-206-009
LOT 2 OF PARCEL
MAP FILE 10,
PAGE 46

(R) N28° 38' 27"W

POB

A.P.N.
177-05-206-013
LOT 1 OF PARCEL
MAP FILE 10,
PAGE 46

POC

OWNER:

PARCEL NUMBER:

SECTION, TOWNSHIP, RANGE:

TOTAL AREA:

REFERENCES:

CLARK COUNTY (PUBLIC WORKS)

177-05-206-009; 177-05-206-013

SECTION 05, TOWNSHIP 22 SOUTH, RANGE 61 EAST, M.D.M.

1974 SQUARE FEET (0.04 ACRES) MORE OR LESS

FILE 10, PAGE 46 OF PARCEL MAPS; FILE 105, PAGE 69 OF SURVEYS

GBSD 940825:00090; GBSD 970509:00531