

APN: 176-01-402-010

WHEN RECORDED, RETURN TO:

Clark County Public Works
Attention: Dustin Crowther, Survey Division
500 Grand Central Parkway, Suite 2017
Las Vegas, Nevada 89106

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

WESTWIND ROAD

A portion of the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 01, Township 22 South, Range 60 East, M.D.M., Clark County Nevada.

THAT PORTION OF SECTION 01, 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.: 176-01-402-010

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 considerations 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 the _____ day of _____, 2023, 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 he executed the same voluntarily and for the uses and purposes therein mentioned.

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: _____.

EXHIBIT "A"
Legal Description
for
APN 176-01-402-010

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A portion of a parcel of land described in that certain Bureau of Land Management Patent 27-99-0016, recorded in Instrument 19990402.01632 on file in the Official Records of the Clark County Recorder, Clark County, Nevada, lying within the East Half (E ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 01, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of said East Half (E ½), Thence North 1°07'35" East, a distance of 45.09 feet to the southeast corner of that certain right-of-way Dedication for Westwind Street described in Instrument 20060913-0002893 on file with said Recorder;

Thence along the boundary of said Dedication the following four (4) courses;

1. North 1°07'35" East, along the east line of said East Half (E ½), a distance of 451.07 feet to the **POINT OF BEGINNING** and the beginning of a non-tangent curve, concave southeasterly having a radius of 45.50 feet;

A radial line from said point bears South 21°02'37" West;

2. Thence westerly and southerly along said curve, through a central angle of 171°00'49", an arc length of 135.81 feet to the beginning of a reverse curve, concave southwesterly, having a radius of 14.50 feet;

A radial line from said point bears South 30°01'47" West;

3. Thence southerly along said curve, through a central angle of 61°05'48", an arc length of 15.46 feet;

4. Thence South 1°07'35" West, 7.07 feet, to a point on the easterly line of Lot 3, as shown on that certain Parcel Map, File 127, Page 14 on file with said recorder, said point also being the beginning of a non-tangent curve, concave southwesterly, having a radius of 15.00 feet;

A radial line from said point bears North 88°52'20" West;

Thence northwesterly along said curve and said easterly line of Lot 3, through a central angle of 65°26'59", an arc length of 17.13 feet, to the beginning of a reverse curve, concave easterly, having a radius of 56.00 feet;

A radial line from said point bears North 25°40'37" East;

Thence northerly and easterly along said curve through a central angle of 171°31'05", an arc length of 167.64 feet, to a point on said east line of said East Half (E ½);

Thence South 1°07'35" West, along said east line 16.02 feet to the **POINT OF BEGINNING**.

BASIS OF BEARINGS

South 87°29'42" West, being the south line of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of Section 01, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada, as shown in that certain Parcel Map, File 127, Page 14, 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 Surveyor's Office-500 S. Grand Central Pkwy, Las Vegas, NV 89155

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P:\SURVEY\SHARED\DESCRIPTIONS\DWG\176-01-402-010 Westwind Drive Cul-de-sac Dedication.DWG

EXHIBIT "B"

CLARK COUNTY PUBLIC WORKS
SURVEY DIVISION

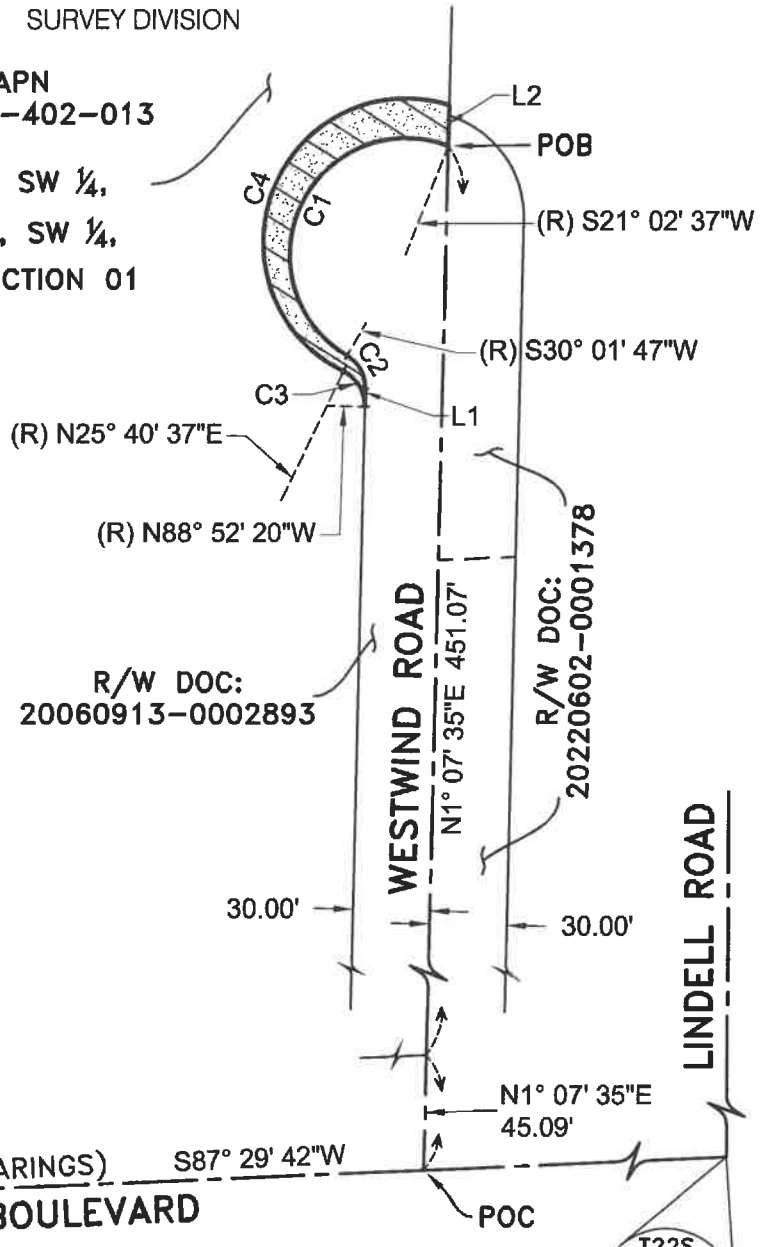


APN
176-01-402-013

E 1/2, SW 1/4,
SE 1/4, SW 1/4,
OF SECTION 01

Line Table		
Line #	Length	Bearing
L1	7.07'	S1° 07' 35"W
L2	16.02'	S1° 07' 35"W

Curve Table			
Curve #	Radius	Delta	Length
C1	45.50'	171°00'49"	135.81'
C2	14.50'	61°05'48"	15.46'
C3	15.00'	65°26'59"	17.13'
C4	56.00'	171°31'05"	167.64'



(BASIS OF BEARINGS) S87° 29' 42"W
WARM SPRINGS BOULEVARD

T22S
1/4 S01
S12
R60E

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

DESCRIBED AREA

OWNER: CLARK COUNTY (AVIATION)
 PARCEL NUMBER: 176-01-402-010
 SECTION, TOWNSHIP, RANGE: SECTION 1, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M.
 DESCRIBED AREA: 1836 SQUARE FEET (0.04 ACRES) MORE OR LESS
 REFERENCES: B.O.B. PARCEL MAP FILE 127, PAGE 14; DOC: 1990402.01632
 PATENT 27-99-0016;