

**APN: 163-28-701-022**

WHEN RECORDED, RETURN TO:

Clark County Department of Public Works  
Attention: Antonio Papazian, Manager of Development Review  
500 Grand Central Parkway  
Las Vegas, Nevada 89106

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**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:**

**MESA VISTA AVENUE**

**THAT PORTION OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M. D. M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**See Exhibit "A" attached hereto and by this reference made a part hereof.**

Assessor's Parcel No.: 163-28-701-022

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.

Signature of individual reviewing and approving  
document: \_\_\_\_\_

Dept: \_\_\_\_\_ Date: \_\_\_\_\_

APN: 163-28-701-022

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**

By: \_\_\_\_\_

Its: \_\_\_\_\_

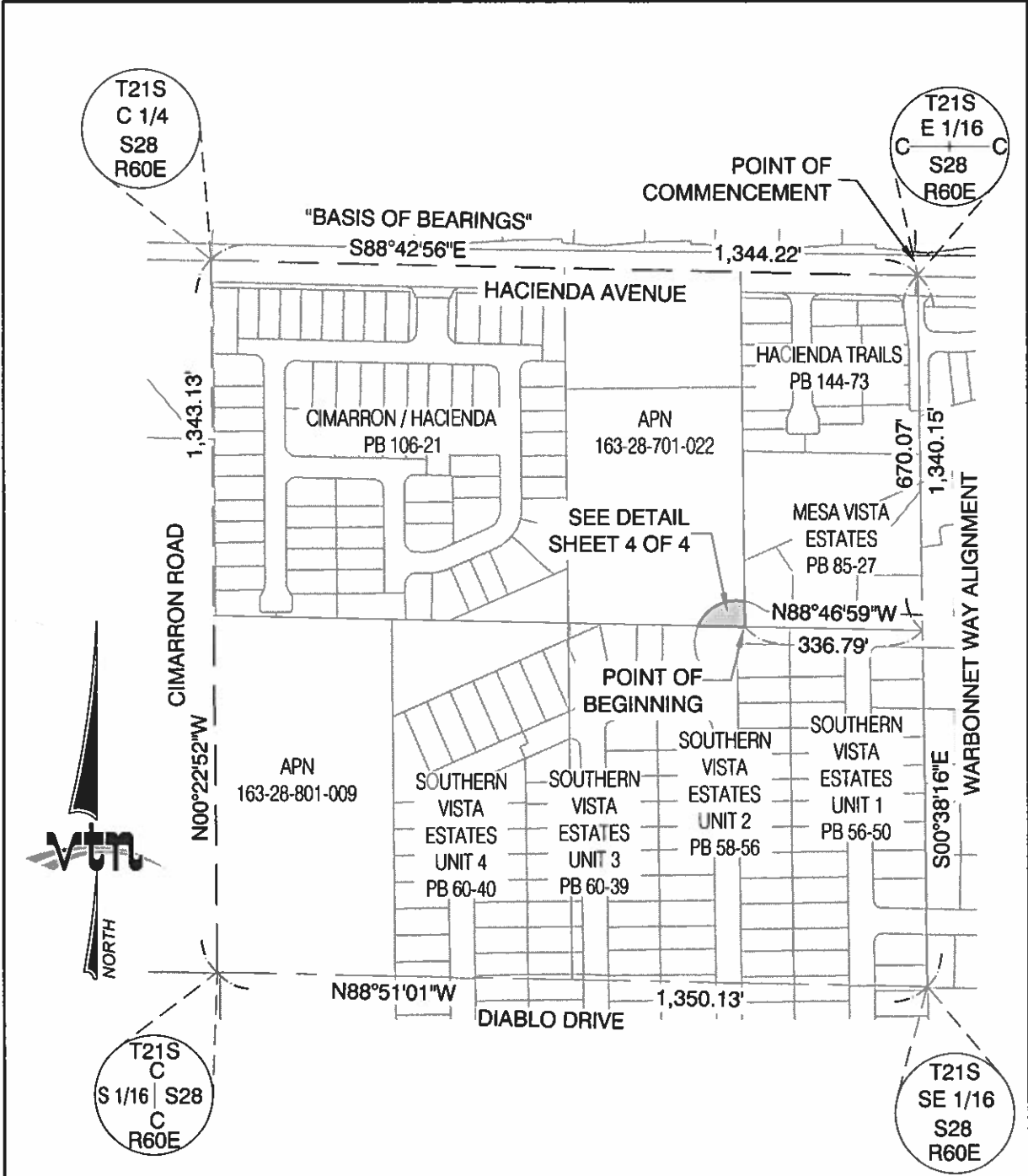
STATE OF NEVADA )  
                                       ) ss.  
COUNTY OF CLARK )

On the \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared before me, the undersigned, a Notary Public in and for the State of Nevada, \_\_\_\_\_, \_\_\_\_\_, personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that she 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: \_\_\_\_\_



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2727 SOUTH RAINBOW BOULEVARD  
LAS VEGAS, NV 89146-5148

**EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION**

**RIGHT-OF-WAY  
DEDICATION**

SCALE	HORZ. 1"=300'
	VERT. N/A
W.O. NO.	8308
DRAWN BY:	WLB
DATE:	OCT 2023
SHEET <b>3</b> OF 4	



APN 163-28-701-022  
CLARK COUNTY  
(AVIATION)

MESA VISTA ESTATES  
PB 85-27

$\Delta = 77^{\circ}57'29''$   
 $L = 108.85'$   
 $R = 80.00'$

$N11^{\circ}14'58''E$   
(R)

MESA VISTA AVENUE

PUBLIC R/W PER DOC. NO.  
19980714:00613

48.74'  
 $S0^{\circ}34'25''E$

$N88^{\circ}46'59''W$  336.79'

89.60'  
 $N88^{\circ}46'59''W$

POINT OF  
BEGINNING

$N66^{\circ}42'31''W$   
(R)

SOUTHERN VISTA ESTATES  
UNIT 2  
PB 58-56

SOUTHERN VISTA  
ESTATES  
UNIT 1  
PB 56-50



PUBLIC R/W DEDICATION AREA = 3,406 SQ. FT.

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**vtm**  
2727 SOUTH RAINBOW BOULEVARD  
LAS VEGAS, NV 89146-5148

EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION

RIGHT-OF-WAY  
DEDICATION

SCALE	HORZ.	1"=50'
	VERT.	N/A
W.O. NO.	8308	
DRAWN BY:	WLB	
DATE:	OCT 2023	
SHEET	<b>4</b>	OF 4

# Parcel Map Check Report

**Client:**

**Prepared by:**

VTN

2727 S. Rainbow Blvd.

Las Vegas, NV 89146

Date: 10/5/2023 3:04:08 PM

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Parcel Name: RW - :1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 26,734,727.3174'

East: 749,708.4837'

Segment# 1: Line

Course: N88°46'59"W

Length: 89.60'

North: 26,734,729.2203'

East: 749,618.9039'

Segment# 2: Curve

Length: 108.85'

Radius: 80.00'

Delta: 77°57'29"

Tangent: 64.73'

Chord: 100.65'

Course: N62°16'13"E

Course In: S66°42'31"E

Course Out: N11°14'58"E

RP North: 26,734,697.5877'

East: 749,692.3844'

End North: 26,734,776.0507'

East: 749,707.9909'

Segment# 3: Line

Course: S0°34'25"E

Length: 48.74'

North: 26,734,727.3132'

East: 749,708.4788'

Perimeter: 247.18'

Area: 3,406.60Sq.Ft.

Error Closure: 0.0065

Course: S49°08'58"W

Error North : -0.00425

East: -0.00491

Precision 1: 38,029.23

EXHIBIT A



2727 SOUTH RAINBOW BOULEVARD \*  
LAS VEGAS, NEVADA 89146-5148 PHONE 702-873-7550 \* FAX 702-362-2597



W.O.8308  
October 5, 2023  
BY: WLB  
P.R. BY: TZ  
APN 163-28-701-022  
PAGE 1 OF 4

**EXPLANATION:**

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHEASTERLY OF HACIENDA AVENUE AND THE CIMARRON ROAD ALIGNMENT FOR PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

**LEGAL DESCRIPTION  
PUBLIC RIGHT-OF-WAY DEDICATION**

BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) SAID SECTION 28; THENCE SOUTH 00°38'16" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), 670.07 FEET TO THE CENTERLINE OF MESA VISTA AVENUE; THENCE NORTH 88°46'59" WEST DEPARTING SAID EAST LINE AND ALONG SAID CENTERLINE, 336.79 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 28, SAME BEING THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°46'59" WEST ALONG THE SOUTH LINE OF SAID WEST HALF (W 1/2), 89.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 80.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 66°42'31" WEST;

LEGAL DESCRIPTION CONTINUED – PUBLIC RIGHT-OF-WAY DEDICATION  
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THENCE NORTHEASTERLY, 108.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°57'29" TO THE EAST LINE OF SAID WEST HALF (W 1/2) TO WHICH A RADIAL LINE BEARS NORTH 11°14'58" EAST; THENCE SOUTH 00°34'25" EAST ALONG SAID EAST LINE, 48.74 FEET TO THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 3,406 SQ. FT., MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

**BASIS OF BEARINGS**

SOUTH 88°42'56" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN FILE 179 OF SURVEYS AT PAGE 62.

END OF DESCRIPTION

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