

APN: 163-28-701-022

WHEN RECORDED, RETURN TO:

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

DRAINAGE CHANNEL

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.

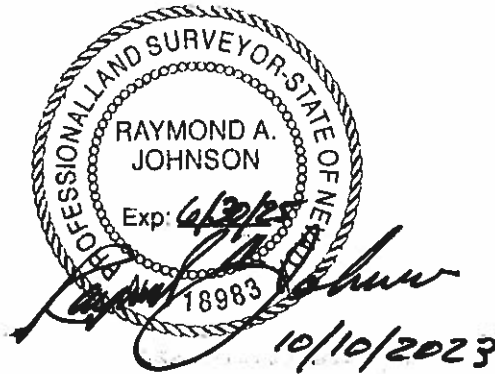
Signature of individual reviewing and approving
document: _____
Dept: _____ Date: _____

EXHIBIT A



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

W.O.8308
October 6, 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 FLOOD CONTROL DEDICATION PURPOSES.

**LEGAL DESCRIPTION
FLOOD CONTROL 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, 426.39 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°46'59" WEST ALONG THE SOUTH LINE 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, 247.20 FEET TO THE WEST LINE OF SAID WEST HALF (W 1/2); THENCE NORTH 00°30'34" WEST ALONG SAID WEST LINE, 103.10 FEET;

LEGAL DESCRIPTION CONTINUED – FLOOD CONTROL DEDICATION
W.O.8308
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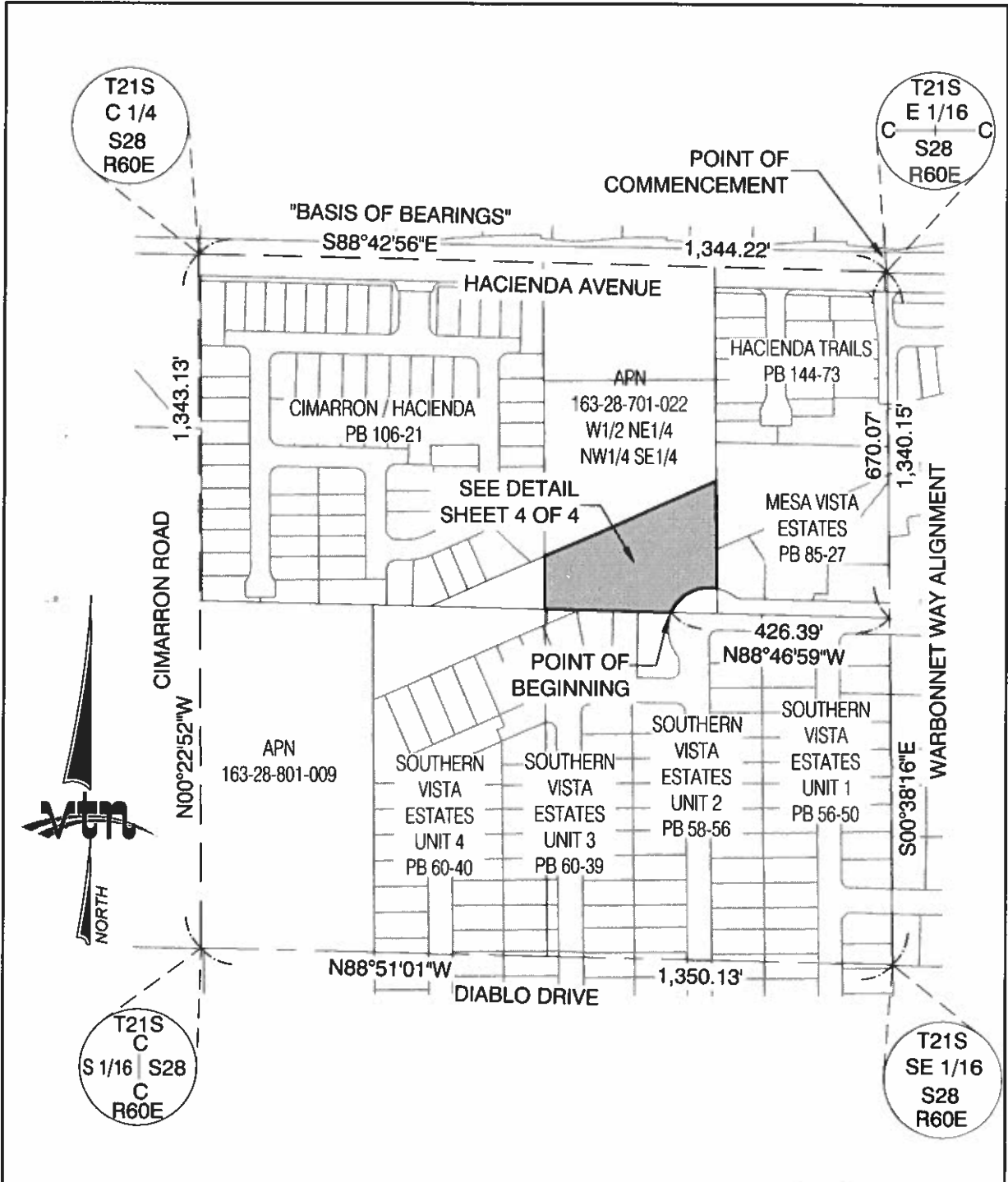
THENCE NORTH 66°23'11" EAST DEPARTING SAID WEST LINE, 365.68 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2); THENCE SOUTH 00°34'25" EAST ALONG SAID EAST LINE, 208.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 80.00 FEET, A RADIAL LINE TO SAID BEGINNING BEARS NORTH 11°14'58" EAST; THENCE SOUTHWESTERLY, 108.85 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 77°57'29" TO WHICH A RADIAL LINE BEARS NORTH 66°42'31" WEST BEING THE **POINT OF BEGINNING**, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 57,145 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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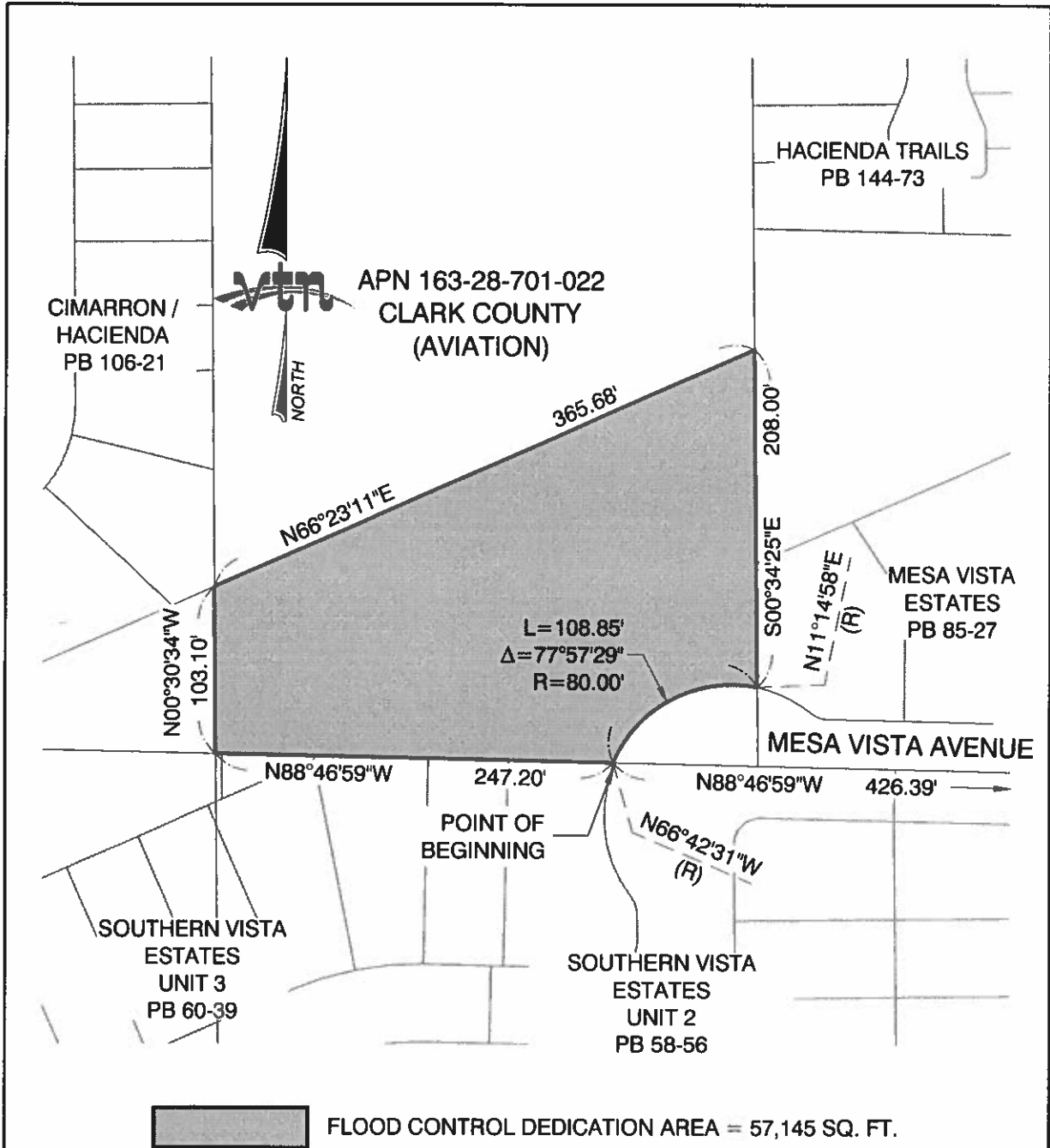


2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

**EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION**


FLOOD CONTROL DEDICATION

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



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 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	SCALE HORZ. 1"=50' VERT. N/A
		W.O. NO. 8308 DRAWN BY: WLB DATE: OCT 2023
FLOOD CONTROL DEDICATION		SHEET 4 OF 4

Parcel Map Check Report

Client:

Prepared by:

VTN

2727 S. Rainbow Blvd.

Las Vegas, NV 89146

Date: 10/6/2023 9:41:16 AM

Parcel Name: FLOOD CONTROL - :1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 26,734,729.2203'

East: 749,618.9089'

Segment# 1: Line

Course: N88°46'59"W

Length: 247.20'

North: 26,734,734.4703'

East: 749,371.7646'

Segment# 2: Line

Course: N0°30'34"W

Length: 103.10'

North: 26,734,837.5663'

East: 749,370.8479'

Segment# 3: Line

Course: N66°23'11"E

Length: 365.68'

North: 26,734,984.0455'

East: 749,705.9087'

Segment# 4: Line

Course: S0°34'25"E

Length: 208.00'

North: 26,734,776.0559'

East: 749,707.9910'

Segment# 5: Curve

Length: 108.85'

Radius: 80.00'

Delta: 77°57'29"

Tangent: 64.73'

Chord: 100.65'

Course: S62°16'13"W

Course In: S11°14'58"W

Course Out: N66°42'31"W

RP North: 26,734,697.5930'

East: 749,692.3845'

End North: 26,734,729.2256'

East: 749,618.9041'

Perimeter: 1,032.84'

Area: 57,145.40Sq.Ft.

Error Closure: 0.0071

Course: N42°22'40"W

Error North : 0.00526

East: -0.00480

Precision 1: 145,469.01