

APN: 176-03-201-010

WHEN RECORDED RETURN TO:

Clark County Department of Public Works  
Attn: Anthony Ramos, Traffic Management Division  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89155

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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:

**PORTIONS OF BUFFALO DRIVE AND BADURA AVENUE**

**That portion of Section 3, 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.: 176-03-201-010**

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 consideration 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: PUBLIC WORKS Date: 9/28/21  
ANTHONY RAMOS

APN: 176-03-201-010

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**COUNTY OF CLARK (AVIATION), a political subdivision of the State of Nevada**

\_\_\_\_\_  
Lisa Kremer, Director of Department of Real Property Management

STATE OF NEVADA            )  
  )ss.  
COUNTY OF CLARK         )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, personally appeared before me, the undersigned, a notary public in and for said County and State, **Lisa Kremer, Director of the Department 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 she executed the same voluntarily and for the uses and purposes stated therein.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC in and for said County and State

My Commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
**DESCRIPTION FOR RIGHT-OF-  
WAY ACQUISITION**

**LAND DESCRIPTION**

BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE COUNTY OF CLARK (AVIATION) CURRENTLY KNOWN AS CLARK COUNTY ASSESSOR'S PARCEL 176-03-201-010 AND DESCRIBED BY DEED RECORDED AUGUST 5, 1993 IN BOOK 19930805 AS INSTRUMENT NUMBER 00335, OFFICIAL RECORDS OF SAID COUNTY AND STATE, AND LYING WITHIN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, STATE OF NEVADA, COUNTY OF CLARK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

**COMMENCING** AT THE WEST QUARTER CORNER (W 1/4 COR) OF SAID SECTION 3; THENCE SOUTH 03°30'08" WEST, ALONG THE WEST LINE OF SAID SECTION, 548.58 FEET, THENCE DEPARTING SAID WEST LINE, SOUTH 86°29'52" EAST, 50.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID DEED PARCEL, SAID POINT ALSO BEING ON THE EASTERLY LINE OF PUBLIC RIGHT-OF-WAY AS GRANTED TO CLARK COUNTY NEVADA AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED JUNE 13, 2007 IN BOOK 20070613 AS INSTRUMENT NUMBER 04776, OFFICIAL RECORDS OF SAID COUNTY AND STATE, HEREAFTER REFERENCED AS "RIGHT-OF-WAY A", SAID POINT ALSO BEING **THE POINT OF BEGINNING**; THENCE DEPARTING SAID WESTERLY BOUNDARY AND SAID EASTERLY RIGHT-OF-WAY, SOUTH 86°29'52" EAST, 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 54.00 FEET, A LINE TO THE RADIUS POINT FROM SAID BEGINNING BEARS SOUTH 86°30'44" EAST; THENCE SOUTHERLY AND EASTERLY AND TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°07'37", AN ARC DISTANCE OF 88.71 FEET; THENCE SOUTH 00°40'29" EAST, 5.00 FEET; THENCE NORTH 89°19'31" EAST, 66.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY AND TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 31.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET, A LINE TO THE RADIUS POINT FOR THE NEXT CURVE SEGMENT FROM SAID BEGINNING BEARS NORTH 17°31'13" EAST; THENCE AND EASTERLY AND TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 31.76 FEET; THENCE NORTH 89°19'31" EAST, 138.61 FEET; THENCE SOUTH 87°40'57" EAST, 95.78 FEET TO A POINT ON THE NORTHERLY LINE OF THAT CERTAIN PUBLIC RIGHT-OF-WAY AS GRANTED TO CLARK COUNTY NEVADA AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2003, IN BOOK 20031230 AS

**EXHIBIT "A"**  
**DESCRIPTION FOR RIGHT-OF-  
WAY ACQUISITION**

INSTRUMENT 01271, OFFICIAL RECORDS OF SAID COUNTY AND STATE, HEREAFTER REFERENCED AS "RIGHT-OF-WAY B", SAID POINT ALSO BEING ON THE SOUTHERLY BOUNDARY OF SAID DEED PARCEL; THENCE ALONG SAID SOUTHERLY DEED BOUNDARY AND SAID RIGHT-OF-WAY, SOUTH 89°19'31" WEST, 151.51 FEET TO A POINT ON THE NORTHERLY LINE OF "RIGHT-OF-WAY A"; THENCE DEPARTING "RIGHT-OF-WAY B" AND CONTINUING ALONG SAID DEED BOUNDARY AND SAID "RIGHT-OF-WAY-A" THROUGH THE FOLLOWING FIVE (5) COURSES; 1) SOUTH 89°19'31" WEST, 212.95 FEET; 2) THENCE NORTH 00°40'29" WEST, 5.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 54.00 FEET, A LINE TO THE RADIUS POINT FROM SAID BEGINNING BEARS NORTH 00°38'27" WEST; 3) THENCE WESTERLY AND NORTHERLY AND TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°08'08", AN ARC DISTANCE OF 88.72 FEET; 4) THENCE NORTH 86°29'52" WEST 5.00 FEET; 5) THENCE NORTH 03°30'08" EAST, 15.03 FEET TO THE **POINT OF BEGINNING**

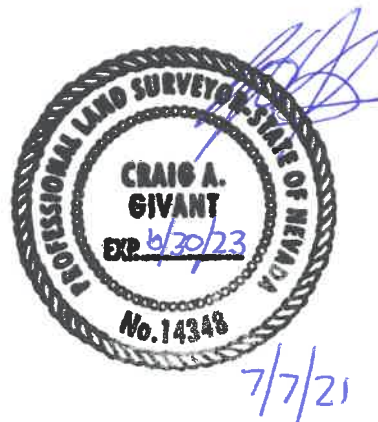
DESCRIBED AREA CONTAINS 3,516 SQUARE FEET, MORE OR LESS.

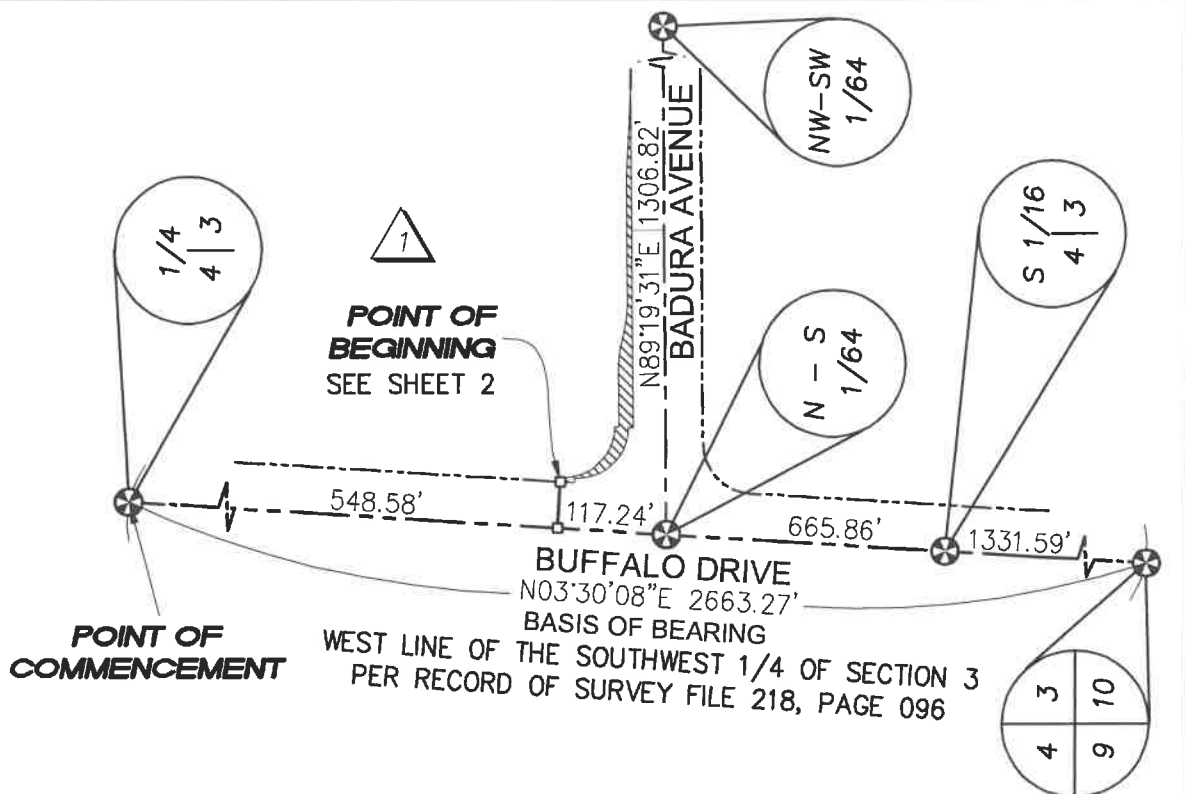
**BASIS OF BEARINGS**

NORTH 03°30'08" EAST BEING THE BEARING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M, CLARK COUNTY, NEVADA, AS SHOWN IN FILE 218, PAGE 096, OF SURVEYS, OFFICIAL RECORDS OF THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

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

END OF DESCRIPTION



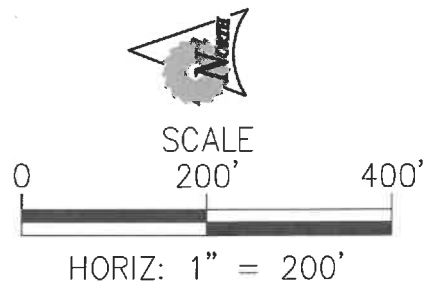


### SUBJECT PROPERTY

1  
 OWNER: COUNTY OF CLARK (AVIATION)  
 APN: 176-03-201-010  
 INST: 19930805:00000335

OVERALL  
 DESCRIBED AREA  
 3,516 SQ. FT. ±

SEE SHEET 4 FOR DETAILS OF  
 DESCRIBED ACQUISITION AREA  
 SEE SHEET 5 FOR LINE AND CURVE DATA  
 SEE SHEET 6 BASIS OF BEARING  
 AND LINE/SYMBOL LEGEND



OWNER: COUNTY OF CLARK (AVIATION)  
 APN: 176-03-201-010  
 SECTION : 3 TOWNSHIP: 22 S. RANGE: 60 E.  
 TOTAL AREA OF PARCEL: 2,301,710 SQ. FT. OR 52.84 ACRES  
 TOTAL AREA OF ACQUISITION: ± 3,516 SQ. FT. OR 0.08 ACRES  
 AREA REMAINING: 2,298,194 SQ. FT. OR 52.76 ACRES  
 REFERENCE: RECORD OF SURVEY FILE 218, PAGE 096



5135 CAMINO AL NORTE, SUITE 160  
 NORTH LAS VEGAS, NEVADA 89031  
 TEL 702.830.9180  
 www.sunrise-eng.com

### EXHIBIT "B"

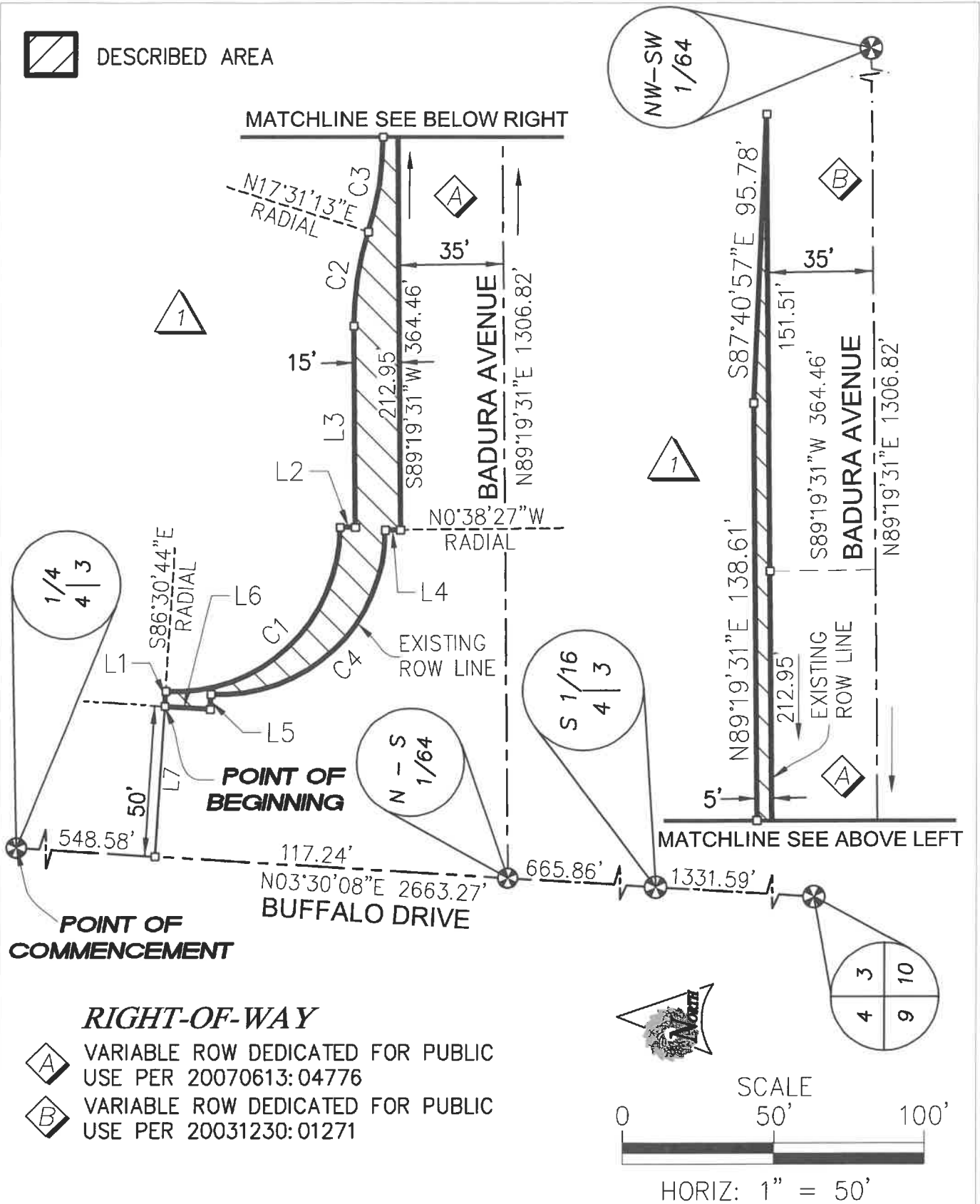
RIGHT OF WAY ACQUISITION  
 CLARK COUNTY PUBLIC WORKS

A PORTION OF ASSESSORS PARCEL 176-03-201-010  
 SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE: 07/01/21  
 BY: AAR  
 SHEET NO. 3 OF 6



DESCRIBED AREA



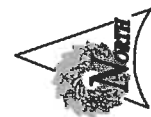
### RIGHT-OF-WAY



VARIABLE ROW DEDICATED FOR PUBLIC USE PER 20070613:04776



VARIABLE ROW DEDICATED FOR PUBLIC USE PER 20031230:01271



HORIZ: 1" = 50'



**SUNRISE**  
ENGINEERING

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### EXHIBIT "B"

RIGHT OF WAY ACQUISITION  
CLARK COUNTY PUBLIC WORKS

A PORTION OF ASSESSORS PARCEL 176-03-201-010

SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE:  
BY:  
SHEET NO.

07/01/21  
AAR  
4 OF 6

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.00'	S86°29'52"E
L2	5.00'	S0°40'29"E
L3	66.66'	N89°19'31"E
L4	5.00'	N0°40'29"W
L5	5.00'	N86°29'52"W
L6	15.03'	N3°30'08"E
L7	50.00'	S86°29'52"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	88.71'	54.00'	94°07'37"
C2	31.76'	100.00'	18°11'42"
C3	31.76'	100.00'	18°11'42"
C4	88.72'	54.00'	94°08'08"



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## EXHIBIT "B"

RIGHT OF WAY ACQUISITION  
CLARK COUNTY PUBLIC WORKS






A PORTION OF ASSESSORS PARCEL 176-03-201-010  
SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE: 07/01/21  
BY: AAR  
SHEET NO. 5 OF 6






## ***BASIS OF BEARING***

NORTH 03°30'08" EAST BEING THE BEARING ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN IN FILE 218, PAGE 096, OF SURVEYS, OFFICIAL RECORDS OF THE CLARK COUNTY RECORDS OFFICE, CLARK COUNTY, NEVADA.

## ***LINE LEGEND***

	LIMITS OF DESCRIBED AREA
	SECTION LINE
	SIXTYFOURTH SECTION LINE
	RADIAL BEARING
	RIGHT OF WAY LINE

## ***SYMBOL LEGEND***

	DESCRIBED ACQUISITION AREA
	LEGAL DESCRIPTION CALL POSITION
	PLSS CORNER
	PREVIOUSLY DEDICATED RIGHT-OF-WAY
	SUBJECT PROPERTY



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### **EXHIBIT "B"**

RIGHT OF WAY ACQUISITION  
CLARK COUNTY PUBLIC WORKS

A PORTION OF ASSESSORS PARCEL 176-03-201-010  
SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE: 07/01/21  
BY: AAR  
SHEET NO. 6 OF 6



## CLOSURE CALCULATIONS

176-03-201-010

North: 588129.6653' East: 242563.7008'

Segment #1 : Line

Course: S86° 29' 52"E Length: 5.00'

North: 588129.3599' East: 242568.6914'

Segment #2 : Curve

Length: 88.71' Radius: 54.00'

Delta: 94° 07' 37" Tangent: 58.04'

Chord: 79.07' Course: S43° 34' 32"E

Course In: S86° 30' 44"E Course Out: S0° 38' 20"E

RP North: 588126.0748' East: 242622.5914'

End North: 588072.0764' East: 242623.1952'

Segment #3 : Line

Course: S0° 40' 29"E Length: 5.00'

North: 588067.0767' East: 242623.2541'

Segment #4 : Line

Course: N89° 19' 31"E Length: 66.66'

North: 588067.8617' East: 242689.9095'

Segment #5 : Curve

Length: 31.76' Radius: 100.00'

Delta: 18° 11' 42" Tangent: 16.01'

Chord: 31.62' Course: S81° 34' 38"E

Course In: S0° 40' 29"E Course Out: N17° 31' 13"E

RP North: 587967.8686' East: 242691.0871'

End North: 588063.2301' East: 242721.1884'

Segment #6 : Curve

Length: 31.76' Radius: 100.00'

Delta: 18° 11' 42" Tangent: 16.01'

Chord: 31.62' Course: S81° 34' 38"E

Course In: N17° 31' 13"E Course Out: S0° 40' 29"E

RP North: 588158.5911' East: 242751.2928'

End North: 588058.5985' East: 242752.4674'

Segment #7 : Line

Course: N89° 19' 31"E Length: 138.61'

North: 588060.2308' East: 242891.0678'

Segment #8 : Line

Course: S87° 40' 57"E Length: 95.78'

North: 588056.3577' East: 242986.7694'

Segment #9 : Line

Course: S89° 19' 31"W Length: 364.46'

North: 588052.0659' East: 242622.3347'

Segment #10 : Line  
Course: N0° 40' 29"W Length: 5.00'  
North: 588057.0655' East: 242622.2758'

Segment #11 : Curve  
Length: 88.72' Radius: 54.00'  
Delta: 94° 08' 08" Tangent: 58.05'  
Chord: 79.07' Course: N43° 34' 23"W  
Course In: N0° 38' 27"W Course Out: N86° 30' 19"W  
RP North: 588111.0622' East: 242621.6719'  
End North: 588114.3515' East: 242567.7745'

Segment #12 : Line  
Course: N86° 29' 52"W Length: 5.00'  
North: 588114.6569' East: 242562.7839'

Segment #13 : Line  
Course: N3° 30' 08"E Length: 15.03'  
North: 588129.6588' East: 242563.7020'

Perimeter: 941.49' Area: 3516.17 Sq. Ft.  
Error Closure: 0.0066 Course: S10° 49' 46"E  
Error North: -0.00650 East: 0.00124

Precision 1: 139684.85