

APN: 176-03-401-015

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.: 176-03-401-015**

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: 176-03-401-015

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 176-03-401-015 AND DESCRIBED BY DEED RECORDED APRIL 2, 1999 IN BOOK 19990402 AS INSTRUMENT 001649, 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 SOUTH ONE-SIXTEENTH CORNER (S 1/16 COR) BETWEEN SECTIONS 3 AND 4; THENCE NORTH 03°30'08" EAST ALONG THE WEST LINE OF SAID SECTION 3, 177.76 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 THAT CERTAIN PUBLIC RIGHT-OF-WAY AS GRANTED TO CLARK COUNTY NEVADA AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MAY 2, 2001, IN BOOK 20010502 AS INSTRUMENT 00847, OFFICIAL RECORDS OF SAID COUNTY AND STATE, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID WESTERLY BOUNDARY AND SAID EASTERLY RIGHT OF WAY, NORTH 03°30'08" EAST 401.45 FEET TO A POINT ON THE SOUTHERLY LINE OF PUBLIC RIGHT-OF-WAY AS GRANTED TO CLARK COUNTY NEVADA AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2003, IN BOOK 20031230 AS INSTRUMENT 01271, SAID POINT ALSO BEING THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY AND CONTINUING ALONG SAID DEED BOUNDARY AND SAID SOUTHERLY RIGHT-OF-WAY THROUGH THE FOLLOWING TWO (2) COURSES, 1) NORTHERLY AND EASTERLY AND TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°49'23", AN ARC DISTANCE OF 80.89 FEET; 2) THENCE NORTH 89°19'31" EAST, 390.52 FEET; THENCE DEPARTING SAID DEED BOUNDARY AND SAID SOUTHERLY RIGHT-OF- WAY, SOUTH 86°32'46" WEST 103.12 FEET; THENCE SOUTH 89°19'31" WEST, 272.85 FEET TO THE BEGINNING OF A

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

TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE WESTERLY AND SOUTHERLY AND TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°49'23", AN ARC DISTANCE OF 80.89 FEET; THENCE SOUTH 03°30'08" WEST 95.35 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 105.00 FEET; THENCE SOUTHERLY AND TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°11'42", AN ARC DISTANCE OF 33.34 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 95.00 FEET, A LINE TO THE RADIUS POINT FOR THE NEXT CURVE SEGMENT FROM SAID BEGINNING BEARS SOUTH 68°18'10" EAST; THENCE SOUTHERLY AND TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°17'35", AN ARC DISTANCE OF 30.33 FEET; THENCE SOUTH 03°30'08" WEST, 14.57 FEET; THENCE SOUTH 04°46'31" WEST 225.06 FEET TO THE **POINT OF BEGINNING**.

DESCRIBED AREA CONTAINS 5,388 SQUARE FEET, MORE OR LESS.

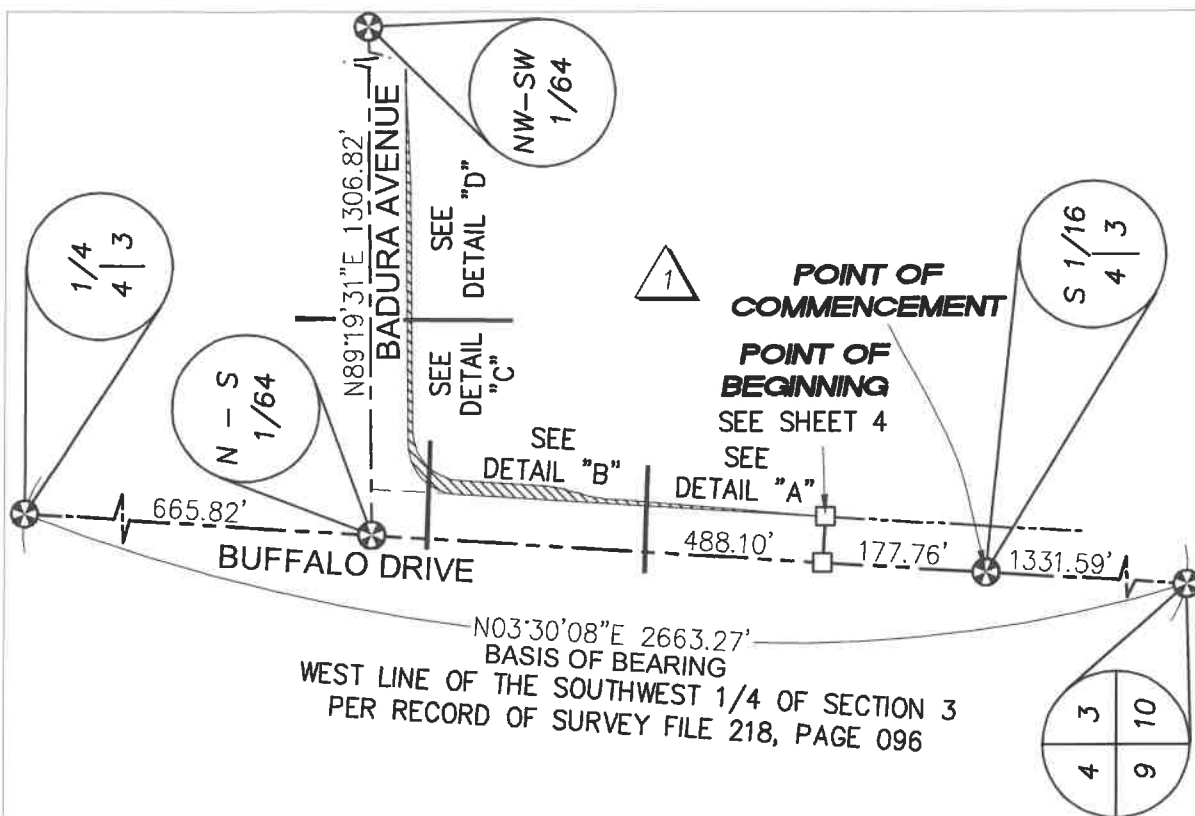
**BASIS OF BEARINGS**

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

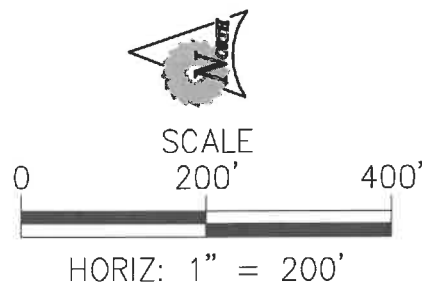
OWNER: COUNTY OF CLARK (AVIATION)  
 APN: 176-03-401-015  
 INST: 19990402:00001649

OVERALL  
 DESCRIBED AREA  
 5,388 SQ. FT. ±

SEE SHEETS 4 AND 5 FOR DETAILS OF  
 DESCRIBED ACQUISITION AREA

SEE SHEET 4 FOR CURVE DATA

SEE SHEET 6 BASIS OF BEARING  
 AND LINE/SYMBOL LEGEND



OWNER: COUNTY OF CLARK (AVIATION)  
 APN: 176-03-401-015  
 SECTION : 3 TOWNSHIP: 22 S. RANGE: 60 E.  
 TOTAL AREA OF PARCEL: 1,627,401 SQ. FT. OR 37.36 ACRES  
 TOTAL AREA OF ACQUISITION: ± 5,388 SQ. FT. OR 0.12 ACRES  
 AREA REMAINING: 1,622,013 SQ. FT. OR 37.24 ACRES  
 REFERENCE: RECORD OF SURVEY FILE 218, PAGE 096



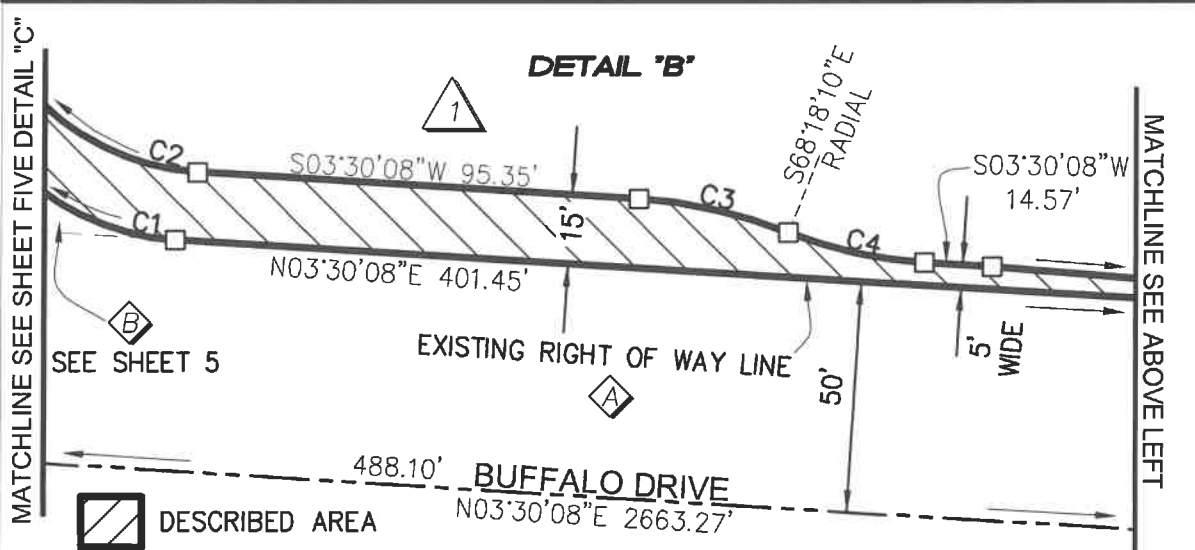
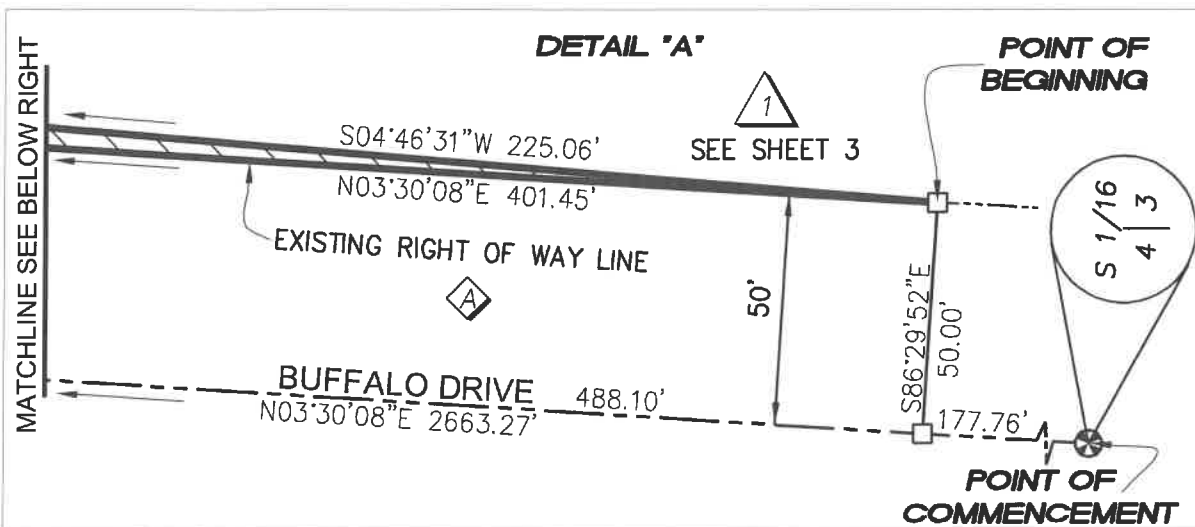
5135 CAMINO AL NORTE, SUITE 160  
 NORTH LAS VEGAS, NEVADA 89031  
 TEL 702.830.9180  
 www.sunrise-eng.com

### EXHIBIT "B"

RIGHT OF WAY ACQUISITION  
 CLARK COUNTY PUBLIC WORKS

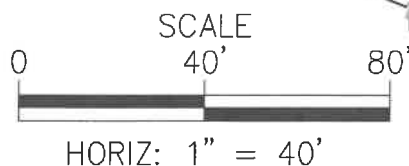
A PORTION OF ASSESSORS PARCEL 176-03-401-015  
 SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE: 6/30/21  
 BY: JTG  
 SHEET NO. 3 OF 6

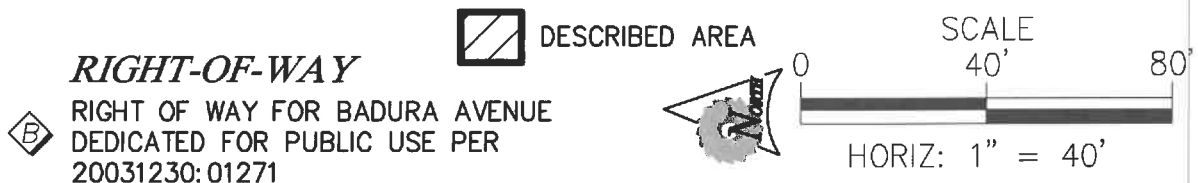
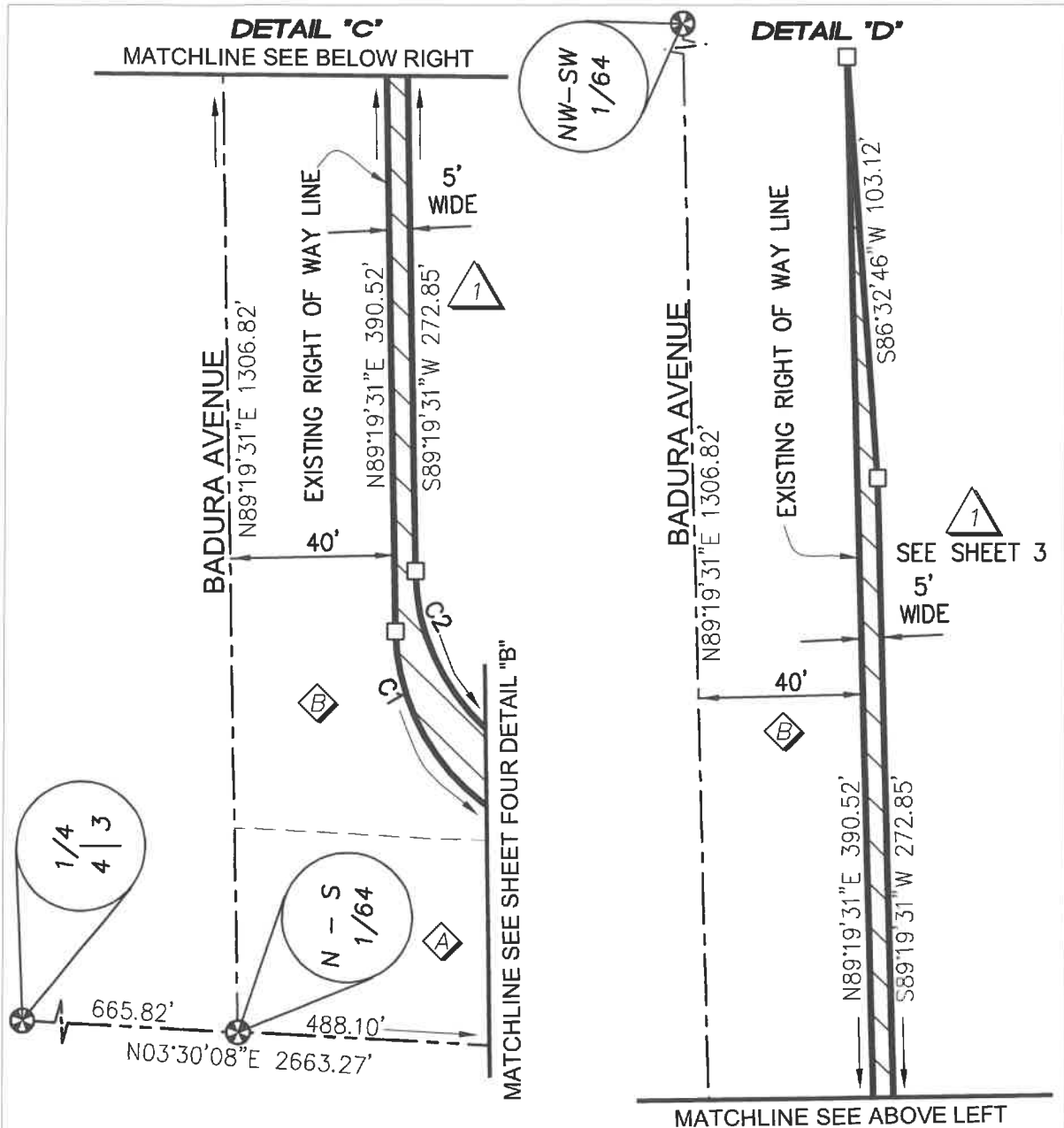


**RIGHT-OF-WAY**

50' FOR BUFFALO DRIVE DEDICATED FOR PUBLIC USE PER 20010502:00847



CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	80.89'	54.00'	85°49'23"
C2	80.89'	54.00'	85°49'23"
C3	33.34'	105.00'	18°11'42"
C4	30.33'	95.00'	18°17'35"



**SUNRISE**  
ENGINEERING

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A PORTION OF ASSESSORS PARCEL 176-03-401-015  
SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE: 6/30/21  
BY: JTG  
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 176-03-401-015  
SECTION 3, T.22S, R.60E, M.D.M., CLARK COUNTY, NV

DATE: 6/30/21  
BY: JTG  
SHEET NO. 6 OF 6



North: 587471.5239' East: 243156.7912'

Segment #1 : Line

Course: N3° 30' 08"E Length: 401.45'

North: 587872.2242' East: 243181.3147'

Segment #2 : Curve

Length: 80.89' Radius: 54.00'

Delta: 85° 49' 23" Tangent: 50.20'

Chord: 73.53' Course: N46° 24' 50"E

Course In: S86° 29' 52"E Course Out: N0° 40' 29"W

RP North: 587868.9255' East: 243235.2138'

End North: 587922.9190' East: 243234.5753'

Segment #3 : Line

Course: N89° 19' 31"E Length: 390.52'

North: 587927.5177' East: 243625.0683'

Segment #4 : Line

Course: S86° 32' 46"W Length: 103.12'

North: 587921.3052' East: 243522.1356'

Segment #5 : Line

Course: S89° 19' 31"W Length: 272.85'

North: 587918.0922' East: 243249.3045'

Segment #6 : Curve

Length: 80.89' Radius: 54.00'

Delta: 85° 49' 23" Tangent: 50.20'

Chord: 73.53' Course: S46° 24' 50"W

Course In: S0° 40' 29"E Course Out: N86° 29' 52"W

RP North: 587864.0959' East: 243249.9404'

End North: 587867.3973' East: 243196.0438'

Segment #7 : Line

Course: S3° 30' 08"W Length: 95.35'

North: 587772.2254' East: 243190.2192'

Segment #8 : Curve

Length: 33.34' Radius: 105.00'

Delta: 18° 11' 42" Tangent: 16.81'

Chord: 33.20' Course: S12° 35' 59"W

Course In: N86° 29' 52"W Course Out: S68° 18' 10"E

RP North: 587778.6396' East: 243085.4153'

End North: 587739.8249' East: 243182.9770'

Segment #9 : Curve

Length: 30.33' Radius: 95.00'

Delta: 18° 17' 35" Tangent: 15.30'

Chord: 30.20' Course: S12° 33' 02"W

Course In: S68° 18' 10"E Course Out: N86° 35' 45"W

RP North: 587704.7033' East: 243271.2463'

End North: 587710.3466' East: 243176.4145'

Segment #10 : Line

Course: S3° 30' 08"W Length: 14.57'

North: 587695.8038' East: 243175.5244'

Segment #11 : Line

Course: S4° 46' 31"W Length: 225.06'

North: 587471.5250' East: 243156.7887'

Perimeter: 1728.36' Area: 5388.03 Sq. Ft.

Error Closure: 0.0028 Course: N66° 29' 58"W

Error North: 0.00110 East: -0.00254

Precision 1: 611921.43