



3285 Fort Apache Rd
Las Vegas, Nevada 89129
(702) 228-6277

EXHIBIT A LEGAL DESCRIPTION

PAGE 1 OF 4
APN: 124-36-399-017

EXPLANATION:

THIS LEGAL DESCRIBES A PORTION OF PUBLIC RIGHT-OF-WAY FOR LOSEE ROAD TO BE VACATED.

A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR LOSEE ROAD AS DEDICATED IN FILE 109, PAGE 72 OF PARCEL MAPS, ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA AND LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., CITY OF NORTH LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36, BEING THE CENTERLINE INTERSECTION OF WASHBURN ROAD AND LOSEE ROAD; THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36 AND THE CENTERLINE OF SAID LOSEE ROAD, SOUTH 00°46'30" EAST, A DISTANCE OF 584.75 FEET; THENCE DEPARTING SAID SECTION LINE AND STREET CENTERLINE, NORTH 89°13'30" EAST, A DISTANCE OF 50.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID LOSEE ROAD, BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 10.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS NORTH 89°13'30" EAST, FURTHER BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°27'32", AN ARC LENGTH OF 15.61 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS SOUTH 00°14'02" EAST; THENCE SOUTH 00°14'02" EAST, A DISTANCE OF 22.92 FEET; THENCE NORTH 89°13'30" EAST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 00°14'02" EAST, A DISTANCE OF 23.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET FROM WHICH BEGINNING THE RADIUS POINT BEARS SOUTH 00°14'02" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°32'28", AN ARC LENGTH OF 31.60 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS SOUTH 89°13'30" WEST; THENCE NORTH 00°46'30" WEST, A DISTANCE OF 76.10 FEET TO THE **POINT OF BEGINNING**

CONTAINING AN AREA OF 802 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS AN EXHIBIT LABELED "EXHIBIT B" AND BY THIS REFERENCE IS MADE A PART HEREOF.



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BASIS OF BEARINGS

NORTH 89°44'24" EAST, BEING THE BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36, TOWNSHIP 19 SOUTH, RANGE 61 EAST, M.D.M., AS SHOWN IN BOOK 136, PAGE 69 OF PLATS, ON FILE AT THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

THE ABOVE LEGAL DESCRIPTION
WAS PREPARED BY: J. GUIRY
AND CHECKED BY: M. GAGLIANO

ERIC T. PHAN, PLS
PROFESSIONAL LAND SURVEYOR
NEVADA LICENSE NO. 22408

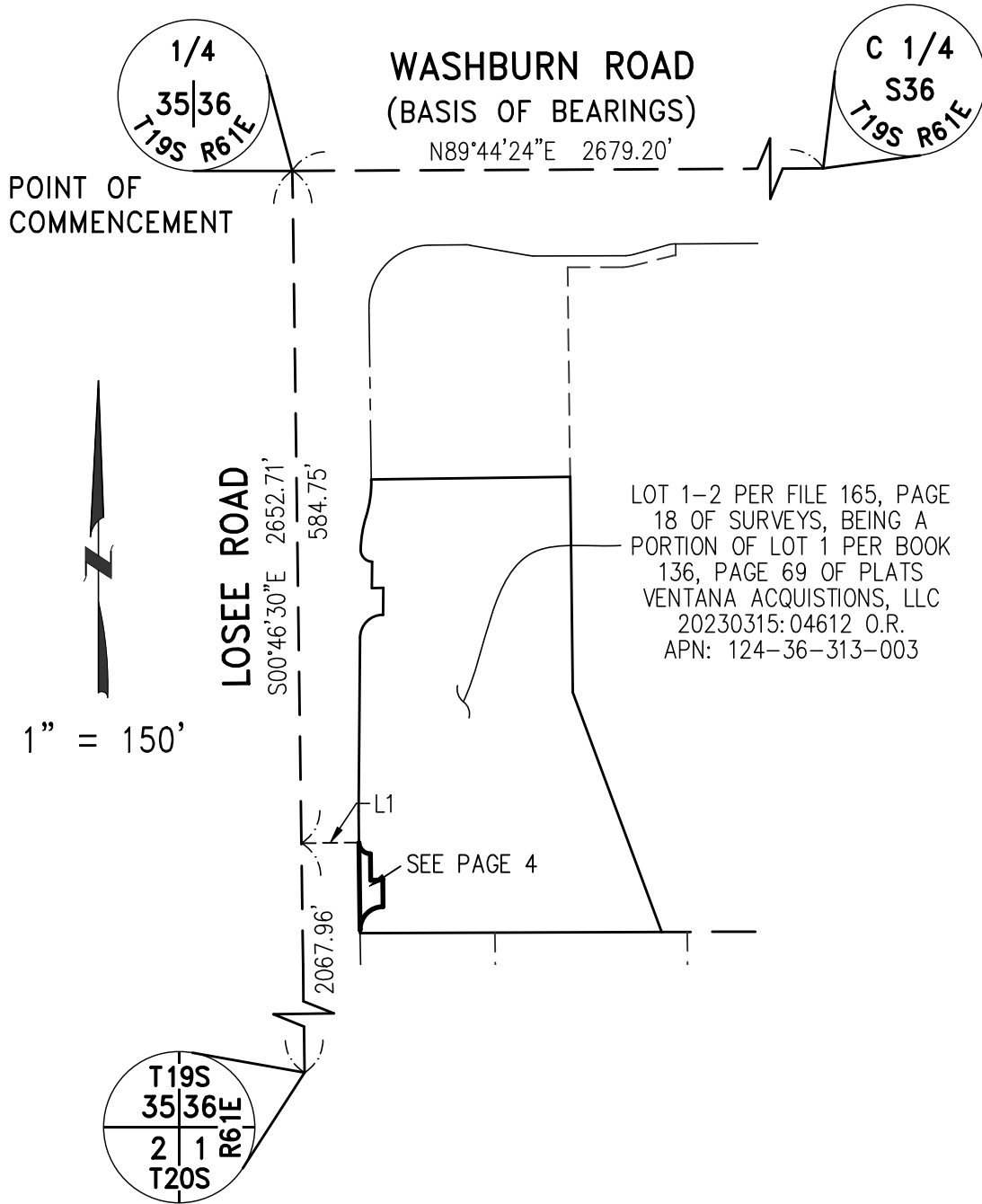


1/8/2025

APN: 124-36-399-017

EXHIBIT "B"

SEC 36,
T. 19 S.,
R. 61 E., M.D.M.



RIGHT-OF-WAY VACATION



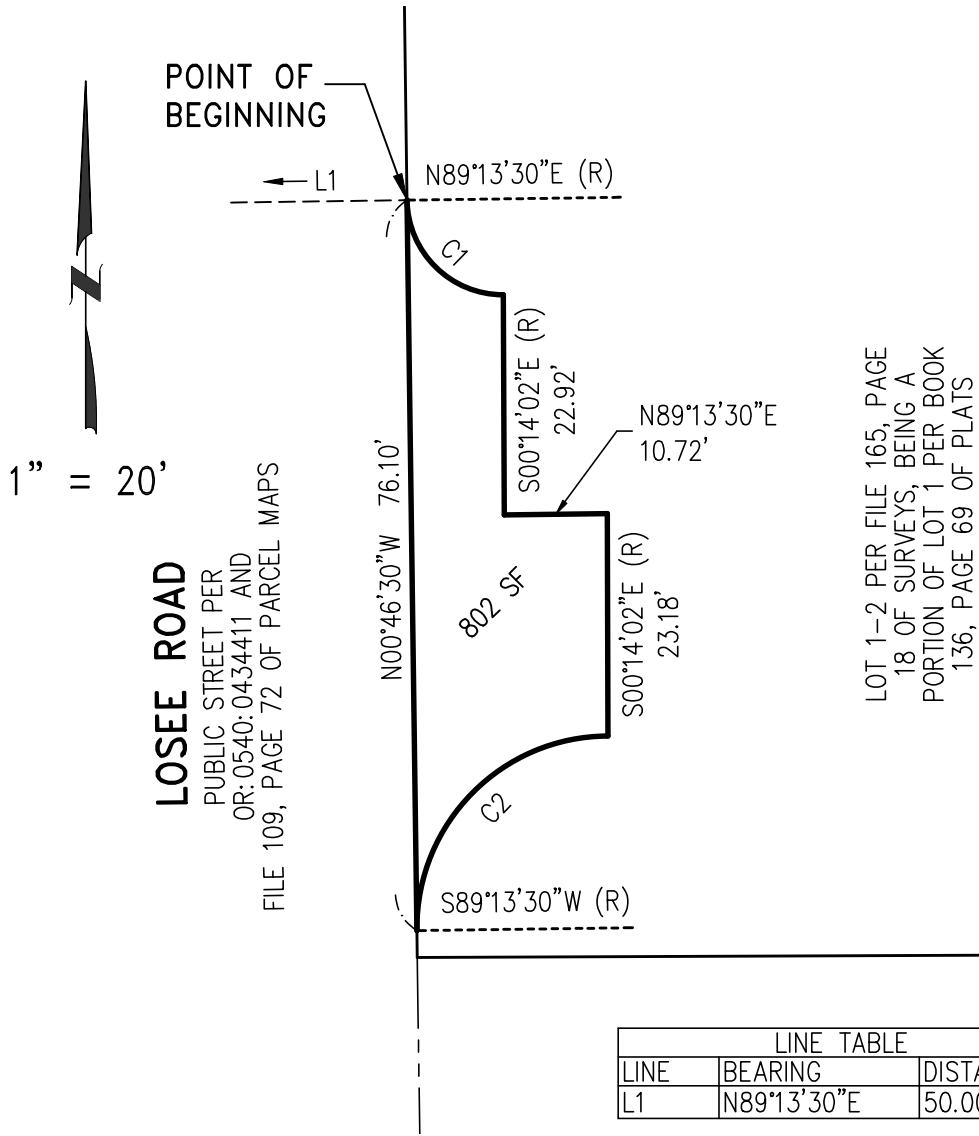
DATE: 1/8/2025	DRAWN BY: JG	CHECKED BY: MG
PAGE 3 OF 4	NV0324-074-S-ROW Vac 1	

3285 N. FORT APACHE RD.
LAS VEGAS, NV 89129 : (702) 228-6277

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EXHIBIT "B"

SEC 36,
T. 19 S.,
R. 61 E., M.D.M.



LOT 1-2 PER FILE 165, PAGE
18 OF SURVEYS, BEING A
PORTION OF LOT 1 PER BOOK
136, PAGE 69 OF PLATS
VENTANA ACQUISITIONS, LLC
20230315: 04612 O.R.
APN: 124-36-313-003

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°13'30"E	50.00'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	89°27'32"	10.00'	15.61'	9.91'
C2	90°32'28"	20.00'	31.60'	20.19'

RIGHT-OF-WAY VACATION

DATE: 1/8/2025	DRAWN BY: JG	CHECKED BY: MG
PAGE 4 OF 4	NV0324-074-S-ROW Vac 1	



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Lot Report

Tue Sep 3 09:51:28 2024

NV0324-074-S-ROW Vac 1 - Closure Calcs

Lot: 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
5			26793923.092	793721.059	0.000
	Radius: 10.000	Length: 15.614	Chord: 14.075	Delta: 89°27'32"	
	Chord BRG: S45°30'16"E	Rad-In: N89°13'30"E	Rad-Out: N00°14'02"W		
	Radius Pt: 6	26793923.227,793731.058	Tangent: 9.906	Dir: Left	
	Tangent-In: S00°46'30"E	Tangent-Out: N89°45'58"E	Non Tangential-Out		
7			26793913.227	793731.099	15.614
	S00°14'02"E	22.920			
8			26793890.308	793731.192	38.534
	N89°13'30"E	10.719			
1			26793890.453	793741.910	49.252
	S00°14'02"E	23.180			
2			26793867.273	793742.004	72.432
	Radius: 20.000	Length: 31.605	Chord: 28.418	Delta: 90°32'28"	
	Chord BRG: S44°29'44"W	Rad-In: S00°14'02"E	Rad-Out: N89°13'30"E		
	Radius Pt: 3	26793847.273,793742.086	Tangent: 20.190	Dir: Left	
	Tangent-In: S89°45'58"W	Tangent-Out: S00°46'30"E	Non Tangential-In	Non	
	Tangential-Out				
4			26793847.002	793722.088	104.037
	N00°46'30"W	76.097			
5			26793923.092	793721.059	180.134
	Closure Error Distance>	0.00000			
	Total Distance>	180.134			
	Area: 802,	0.0184			

Block 1 Total Area: 802, 0.0184