

EXHIBIT 'A'

Explanation

This legal describes a Roadway Easement recorded in Book 20080222 as Instrument Number 01155, on file in the office of the Clark County, Nevada, Recorder, to be Vacated.



Legal Description

Being that Roadway Easement shown in Exhibit "H", recorded in Book 20080222 as Instrument Number 01155, on file in the office of the Clark County, Nevada, Recorder being a portion of Lot 4 recorded in File 200 of Surveys at Page 07 being a portion of Lot 1 of that certain final map entitled "Coleman Airpark II & III, a Commercial Subdivision" recorded in Book 141 of Plats at Page 23, on file in the office of the Clark County, Nevada, Recorder, lying within the Southeast Quarter (SE1/4) of the Northeast Quarter (NE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada, described as follows:

Commencing at the Northwest Corner of said Lot 4; thence along the north line of said Lot 4 South 89°33'21" East, a distance of 281.36 feet to the **Point of Beginning**; thence continuing along said north line South 89°33'21" East, a distance of 75.75 feet to the beginning of a non-tangent curve concave southeast and having a radius of 10.00 feet, from which beginning the radius bears South 00°26'39" West; thence departing said north line along said curve to the left through a central angle of 90°00'00", an arc length of 15.71 feet; thence departing said curve North 89°33'21" West, a distance of 22.87 feet; thence South 00°26'39" West, a distance of 10.00 feet; thence North 89°33'21" West, a distance of 22.88 feet to the beginning of a non-tangent curve concave southwest and having a radius of 20.00 feet, from which beginning the radius bears North 89°33'21" West; thence along said curve to the left through a central angle of 90°00'00", an arc length of 31.42 feet to the **Point of Beginning**.

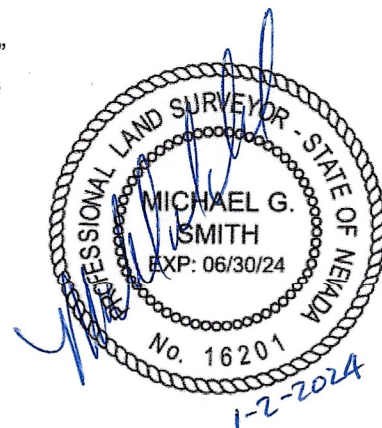
Containing 794 Square Feet, more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

Basis of Bearing

The Basis of Bearings for this legal description is South 89°33'21" East, being the bearing of the centerline of Brooks Avenue, same being the North Line of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada as shown in File 200 of Surveys at Page 07, Official Records of Clark County, Nevada.

End of Legal Description

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Professional Land Surveyor
Nevada License Number 16201



APN: 139-17-611-006

EXHIBIT B



BASIS OF BEARING

S89°33'21"E

1347.00'

BROOKS AVENUE

PUBLIC RIGHT-OF-WAY

PER OFFICIAL RECORD 19970909:00863

S89°33'21"E 75.75'

S89°33'21"E
281.36'

POINT OF BEGINNING

POINT OF COMMENCEMENT

$\Delta = 90^\circ 00' 00''$
 $R = 20.00$
 $L = 31.42$
 $T = 20.00$

794 SQUARE FEET

22.87'

N89°33'21"W

$\Delta = 90^\circ 00' 00''$
 $R = 10.00$
 $L = 15.71$
 $T = 10.00$

S89°33'21"E

S00°26'39"W

N89°33'21"W

N89°33'21"W

10.00'

LOT 4

COLEMAN AIRPARK II & III

PER ROS 200-07

EXHIBIT "H"

PER BOOK 20080222

AS INSTRUMENT 1155



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KIMLEY - HORN

BROOKS AVE DRIVEWAY EASEMENT
KHA012213

08/25/2023
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