



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

## **EXHIBIT A LEGAL DESCRIPTION**

PAGE 1 OF 4  
APN: 124-36-399-016

### **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 330.62 FEET; THENCE DEPARTING SAID SECTION LINE AND STREET CENTERLINE, NORTH 89°13'30" EAST, A DISTANCE OF 55.04 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 SOUTH 89°30'07" EAST, FURTHER BEING THE **POINT OF BEGINNING**; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 15.71 FEET TO A POINT OF NON-TANGENCY TO WHICH A RADIAL LINE BEARS SOUTH 00°29'53" WEST; THENCE SOUTH 00°29'53" WEST, A DISTANCE OF 22.80 FEET; THENCE NORTH 89°13'30" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°29'53" WEST, A DISTANCE OF 23.42 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°29'53" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH 89°30'07" WEST; THENCE NORTH 00°29'53" EAST, A DISTANCE OF 76.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING AN AREA OF 800 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

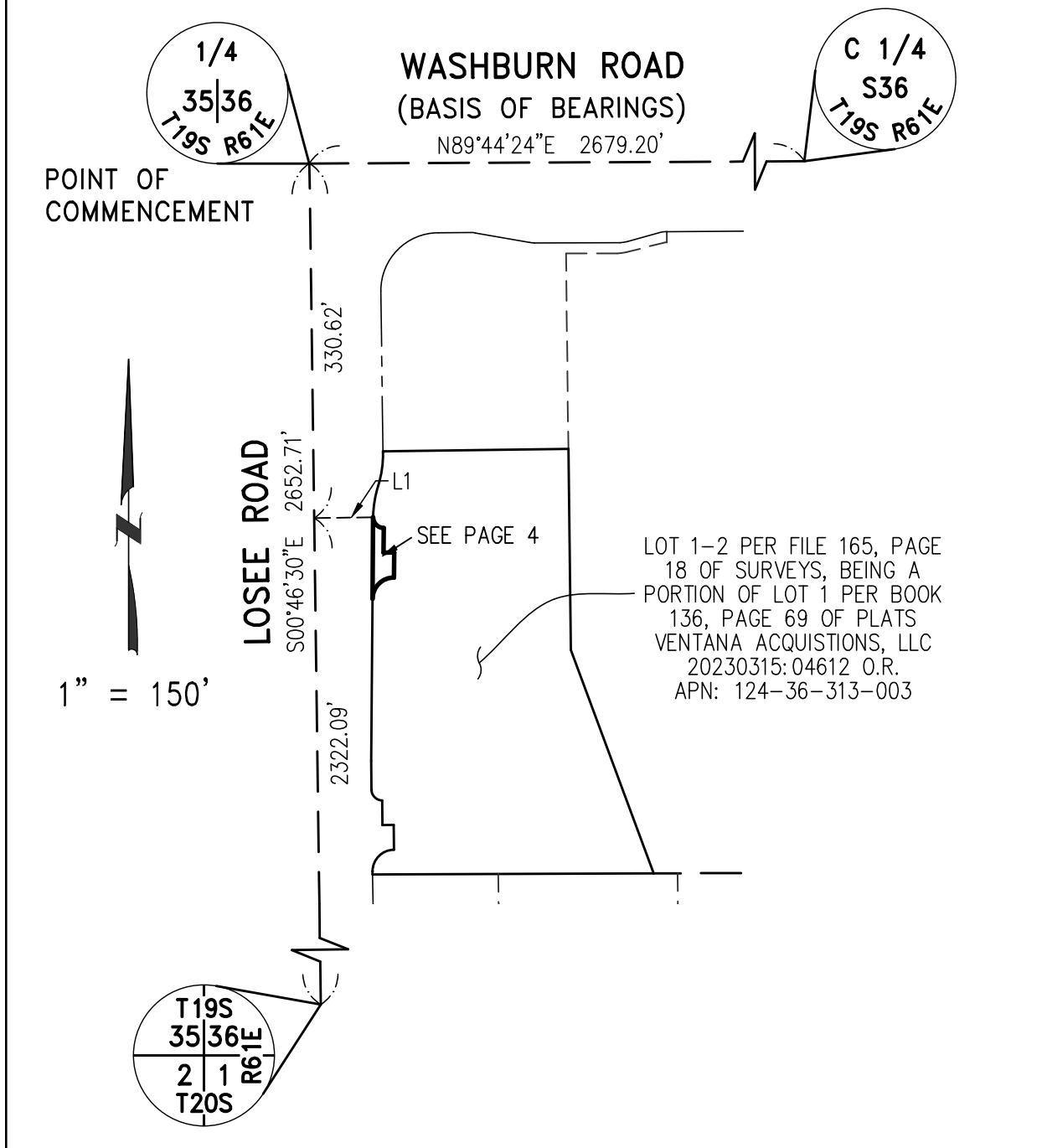


1/8/2025

APN: 124-36-399-016

EXHIBIT "B"

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



RIGHT-OF-WAY VACATION



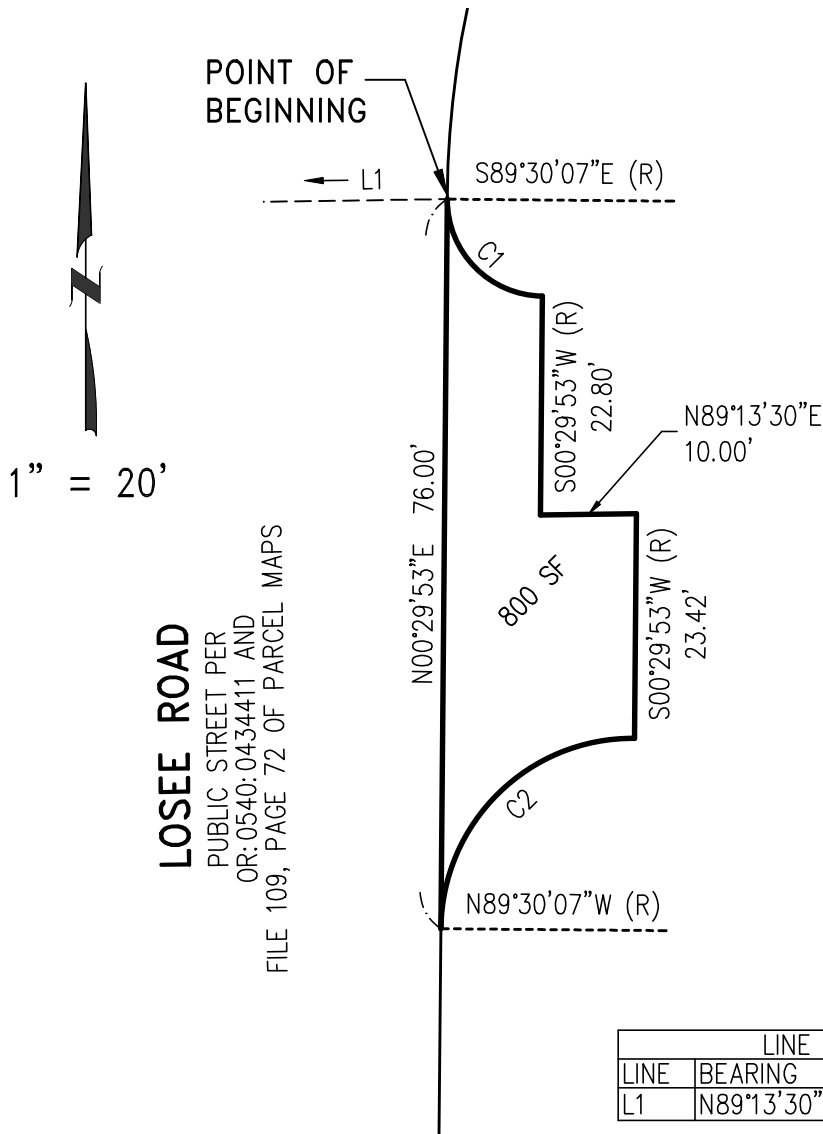
DATE: 1/8/2025	DRAWN BY: JG	CHECKED BY: MG
PAGE 3 OF 4	NV0324-074-S-ROW Vac 2	

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	55.04'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	90°00'00"	10.00'	15.71'	10.00'
C2	90°00'00"	20.00'	31.42'	20.00'

## RIGHT-OF-WAY VACATION

DATE: 1/8/2025 DRAWN BY: JG CHECKED BY: MG  
PAGE 4 OF 4 NV0324-074-S-ROW Vac 2



3285 N. FORT APACHE RD.  
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Lot Report

Tue Sep 3 11:51:55 2024

NV0324-074-S-ROW Vac 2 - Closure Calcs

Lot: 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
5			26794177.265	793722.664	0.000
	Radius: 10.000	Length: 15.708	Chord: 14.142	Delta: 90°00'00"	
	Chord BRG: S44°30'07"E	Rad-In: S89°30'07"E	Rad-Out: N00°29'53"E		
	Radius Pt: 6	26794177.178,793732.664	Tangent: 10.000	Dir: Left	
	Tangent-In: S00°29'53"W	Tangent-Out: S89°30'07"E	Non Tangential-Out		
7			26794167.178	793732.577	15.708
	S00°29'53"W	22.800			
8			26794144.379	793732.379	38.508
	N89°13'30"E	10.003			
1			26794144.514	793742.380	48.511
	S00°29'53"W	23.420			
2			26794121.095	793742.177	71.931
	Radius: 20.000	Length: 31.416	Chord: 28.284	Delta: 90°00'00"	
	Chord BRG: S45°29'53"W	Rad-In: S00°29'53"W	Rad-Out: S89°30'07"E		
	Radius Pt: 3	26794101.096,793742.003	Tangent: 20.000	Dir: Left	
	Tangent-In: N89°30'07"W	Tangent-Out: S00°29'53"W	Non Tangential-In	Non	
	Tangential-Out				
4			26794101.270	793722.003	103.346
	N00°29'53"E	75.998			
5			26794177.265	793722.664	179.344
	Closure Error Distance>	0.00000			
	Total Distance>	179.344			
	Area: 800,	0.0184			

Block 1 Total Area: 800, 0.0184