

APN 139-17-611-006

EXHIBIT 'A'

Explanation

This legal describes a Utility Easement recorded in Book 20080222 as Instrument Number 01156, on file in the office of the Clark County, Nevada, Recorder, to be Vacated.



Legal Description

Being that Utility Easement shown in Exhibit 'H' recorded in Book 20080222 as Instrument Number 01156, 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 Northeast Corner of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of said Section 17 also being the centerline intersection of Brooks Avenue and Clayton Street; thence along the North line thereof and the centerline of said Brooks Avenue North 89°33'21" West, a distance of 408.25 feet; thence departing said North line and centerline South 00°26'39" West, a distance of 30.00 feet to the South Right-of-Way of said Brooks Avenue, recorded per Book 19970909 as Instrument Number 00863, being the **Point of Beginning**; thence departing said South Right-of-Way of Brooks Avenue South 00°26'39" West, a distance of 15.00 feet; thence North 89°33'21" West, a distance of 20.00 feet; thence North 00°26'39" East, a distance of 15.00 feet to said South Right-of-Way of Brooks Avenue; thence along said South Right-of-Way of Brooks Avenue South 89°33'21" East, a distance of 20.00 feet to the **Point of Beginning**.

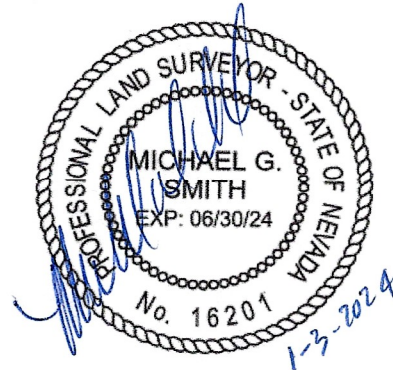
Containing 300 Square Feet, more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

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

Michael G. Smith, PLS
Professional Land Surveyor
Nevada License Number 16201



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EXHIBIT B

BROOKS AVENUE

BASIS OF BEARING

S89°33'21"E

PUBLIC RIGHT-OF-WAY
PER OFFICIAL RECORD
1997/0909:00863

20.00'

S89°33'21"E

S00°26'39"W
30.00'

POINT OF BEGINNING

N00°26'39"E
15.00'



S00°26'39"W
15.00'

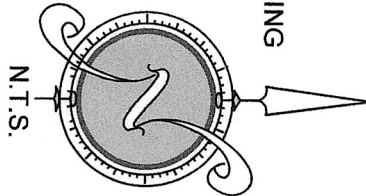
EASEMENT AREA:
300 SQUARE FEET
EXHIBIT 'H'
PER BOOK 20080222
AS INSTRUMENT 1156

N89°33'21"W
20.00'

LOT 4
COLEMAN AIRPARK II & III
PER ROS 200-07

POINT OF COMMENCEMENT

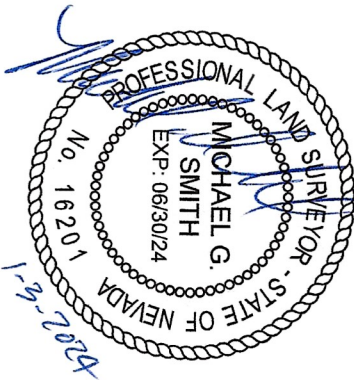
N89°33'21"W
408.25'



CLAYTON STREET

PUBLIC RIGHT-OF-WAY
PER OFFICIAL RECORD 0202:0164175

N 1/16
17 | 16



SMITH
& Associates
LAND SURVEYING, LLC

WWW.SMITHLANDSURVEY.COM

(702) 724-2694

6725 S. EASTERN AVENUE, SUITE 7
LAS VEGAS, NEVADA 89119

KIMLEY - HORN

BROOKS AVE 15'x20' PUE #2
KHA01213

08/25/2023
CNS
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