

Exhibit 'A'

Explanation:

This legal description describes a vacation of existing Public Right-of-Way on Simmons Street in support of the "Amended Windsor Commerce Park" project.

Legal Description:

Being a portion of Simmons Street as dedicated per that certain document recorded August 9, 2010 in Book 20100809, Instrument Number 3149 of Official Records, in the Office of the Clark County, Nevada Recorder's, situated within the Southeast Quarter (SE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada more particularly described as follows:

Commencing at the southwest corner of the Northwest Quarter (NW 1/4) of said Southeast Quarter (SE 1/4);

Thence along the southerly line thereof, North 89°31'19" East, 50.02 feet to the easterly right-of-way line of said Simmons Street;

Thence along said line, North 02°11'35" West, 446.46 feet to the **Point of Beginning**;

Thence North 02°11'35" West, 55.67 feet to a point of curvature;

Thence northerly, along the arc of a curve to the right, concave easterly, having a radius of 20.00 feet, through a central angle of 09°27'46", an arc distance of 3.30 feet;

Thence North 07°16'11" East, 56.69 feet to a point of curvature;

Thence northerly, along the arc of a curve to the left, concave westerly, having a radius of 30.00 feet, through a central angle of 09°27'46", an arc distance of 4.95 feet;

Thence North 02°11'35" West, 9.19 feet to said easterly right-of-way line of Simmons Street;

Thence along said line the following seven (7) courses:

1) North 87°48'25" East, 5.00 feet

2) South 02°11'35" East, 25.00 feet

3) South 87°48'25" West, 5.00 feet

4) South 02°11'35" East, 39.85 feet to a point of curvature

5) southerly, along the arc of a curve to the right, concave westerly, having a radius of 30.00 feet, through a central angle of 09°27'45", an arc distance of 4.95 feet

6) South 07°16'10" West, 56.69 feet to a point of curvature

7) southerly, along the arc of a curve to the left, concave easterly, having a radius of 20.00 feet, through a central angle of 09°27'45", an arc distance of 3.30 feet to the **Point of Beginning**.

Said parcel contains 682 square feet, more or less.

(See Exhibit "B" to accompany the legal description, attached hereto and made a part hereof)



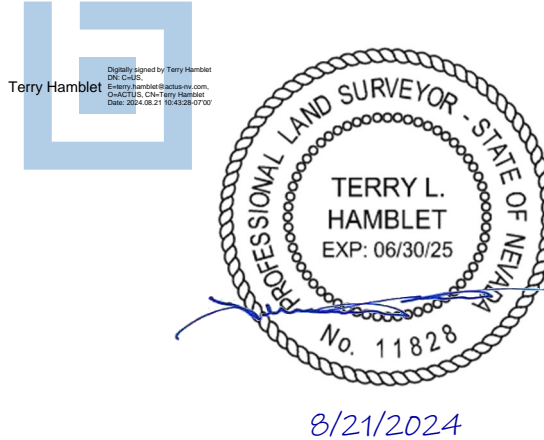
APN: 139-17-799-011

Basis of Bearings

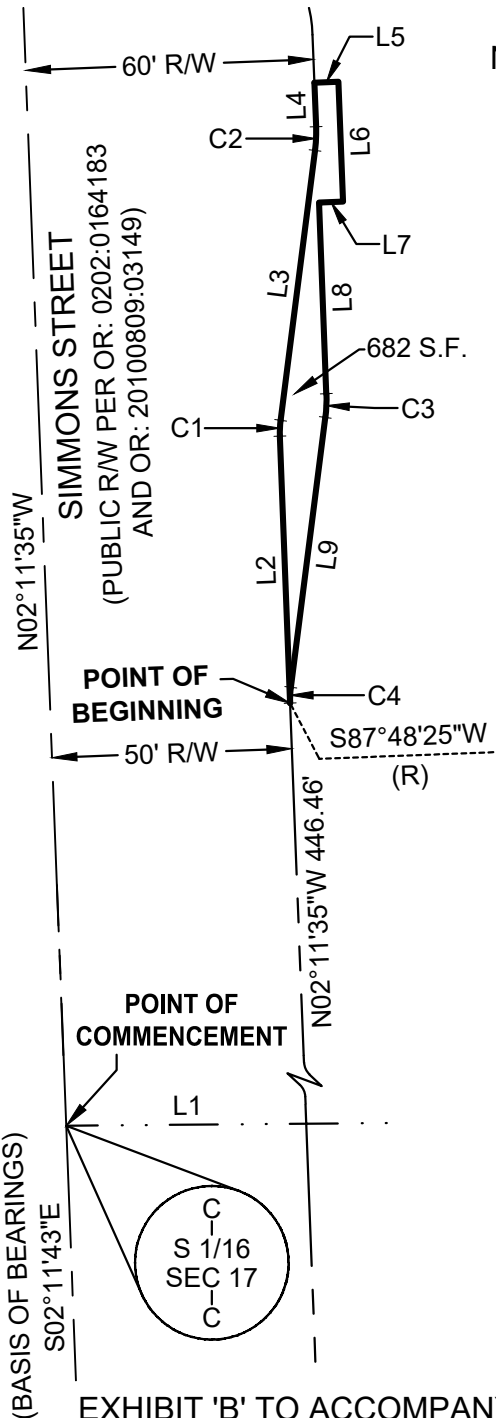
South 02°11'43" East, being the bearing of the west line of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 17, Township 20 South, Range 61 East, M.D.M., City of North Las Vegas, Clark County, Nevada as per map recorded in Book 172, Page 5 of Plats in the Office of the Clark County, Nevada Recorder's.

End of description

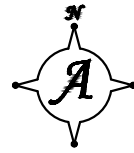
Terry L. Hamblet, PLS
Professional Land Surveyor
Nevada License No. 11828



APN: 139-17-799-011

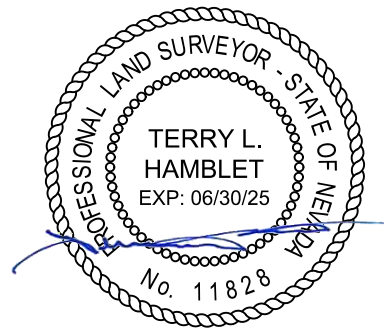


NOTE: SEE SHEET 4 FOR LINE,
AND CURVE TABLES.



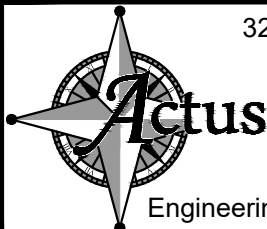
SCALE
1" = 40'

LOT 1
BOOK 172, PAGE 5
OF PLATS



8/21/2024

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION



3283 E. Warm Springs Road, Suite 300

Las Vegas, Nevada 89120

Office Phone: (702) 586-9296

www.actus-nv.com

Engineering - Surveying - Consulting - Planning

NAME: VACATION OF PUBLIC R/W

JOB NO: LCP012101

DRAWN BY: ADLG

APN NUMBER: 139-17-799-011

CLIENT: COLUMBIA NV CAREY INDST

SHEET 3 OF 4

APN: 139-17-799-011

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	TANGENT
C1	20.00'	9°27'46"	3.30'	1.66
C2	30.00'	9°27'46"	4.95'	2.48
C3	30.00'	9°27'45"	4.95'	2.48
C4	20.00'	9°27'45"	3.30'	1.66

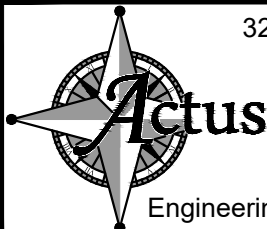
LINE TABLE

LINE #	BEARING	LENGTH
L1	N89°31'19"E	50.02'
L2	N2°11'35"W	55.67'
L3	N7°16'11"E	56.69'
L4	N2°11'35"W	9.19'
L5	N87°48'25"E	5.00'
L6	S2°11'35"E	25.00'
L7	S87°48'25"W	5.00'
L8	S2°11'35"E	39.85'
L9	S7°16'10"W	56.69'



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SHEET 4 OF 4

Parcel Map Check Report

ADLG

ACTUS

Vacation of Public Right-of-Way

Date: 4/4/2024 3:32:44 PM

Parcel Name: Site 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:51,770.6896'" "East:74,490.3270'"

Segment# 1: Line

"Course: N87°48'25.48""E" Length: 5.00'

"North: 51,770.8809'" "East: 74,495.3233'"

Segment# 2: Line

"Course: S2°11'34.52""E" Length: 25.00'

"North: 51,745.8992'" "East: 74,496.2799'"

Segment# 3: Line

"Course: S87°48'25.48""W" Length: 5.00'

"North: 51,745.7079'" "East: 74,491.2836'"

Segment# 4: Line

"Course: S2°11'34.52""E" Length: 39.85'

"North: 51,705.8871'" "East: 74,492.8084'"

Segment# 5: Curve

Length: 4.95' Radius: 30.00'

"Delta: 9°27'45.00"" Tangent: 2.48'

Chord: 4.95' "Course: S2°32'17.98""W"

"Course In: S87°48'25.48""W" "Course Out: S82°43'49.52""E"

"RP North: 51,704.7392'" "East: 74,462.8304'"

"End North: 51,700.9430'" "East: 74,492.5893'"

Segment# 6: Line

"Course: S7°16'10.48""W" Length: 56.69'

"North: 51,644.7087'" "East: 74,485.4158'"

Segment# 7: Curve

Length: 3.30' Radius: 20.00'

"Delta: 9°27'45.00"" Tangent: 1.66'

Chord: 3.30' "Course: S2°32'17.98""W"

"Course In: S82°43'49.52""E" "Course Out: S87°48'25.48""W"

"RP North: 51,642.1779'" "East: 74,505.2551'"

"End North: 51,641.4127'" "East: 74,485.2697'"

Segment# 8: Line

"Course: N2°11'34.52""W" Length: 55.67'

"North: 51,697.0419'" "East: 74,483.1395'"

Segment# 9: Curve

Length: 3.30' Radius: 20.00'

"Delta: 9°27'45.55"" Tangent: 1.66'
Chord: 3.30' "Course: N2°32'18.26""E"
"Course In: N87°48'25.48""E" "Course Out: N82°43'48.97""W"
"RP North: 51,697.8072'" "East: 74,503.1249'"
"End North: 51,700.3380'" "East: 74,483.2857'"

Segment# 10: Line
"Course: N7°16'11.03""E" Length: 56.69'
"North: 51,756.5723'" "East: 74,490.4592'"

Segment# 11: Curve
Length: 4.95' Radius: 30.00'
"Delta: 9°27'45.55"" Tangent: 2.48'
Chord: 4.95' "Course: N2°32'18.26""E"
"Course In: N82°43'48.97""W" "Course Out: N87°48'25.48""E"
"RP North: 51,760.3685'" "East: 74,460.7004'"
"End North: 51,761.5164'" "East: 74,490.6784'"

Segment# 12: Line
"Course: N2°11'34.52""W" Length: 9.19'
"North: 51,770.6997'" "East: 74,490.3268'"

Perimeter: 269.59' Area: 681.66Sq.Ft.
Error Closure: 0.0101 "Course: N1°13'24.45""W"
Error North : 0.01011 East: -0.00022

"Precision 1: 26,692.08"