



PROJECT ID: 3010420847
APN 139-08-803-015
T-MOBILE COLEMAN VG21034A-SC CNLV
MARCH 26, 2025
PREPARED BY: BEH
CHECKED BY: BSB
PAGE 1 OF 4

LEASE AREA DESCRIPTION:

THAT PORTION OF PARCEL FOUR AS SHOWN ON THAT CERTAIN MAP ON FILE IN FILE 93, PAGE 57 OF PARCEL MAPS, LYING WITHIN THE SOUTHEAST (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL FOUR; THENCE ALONG THE WEST LINE OF SAID PARCEL, ALSO BEING THE EASTERLY RIGHT OF WAY OF COLEMAN STREET NORTH 02°35'54" WEST, 22.30 FEET TO THE **POINT OF BEGINNING**, THENCE CONTINUING NORTH 02°35'54" WEST, 10.50 FEET; THENCE DEPARTING SAID WESTERLY LINE SOUTH 74°46'52" EAST, 79.51 FEET; THENCE SOUTH 15°13'08" WEST, 10.00 FEET; THENCE NORTH 74°46'52" WEST. 76.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 779 SQAURE FEET.

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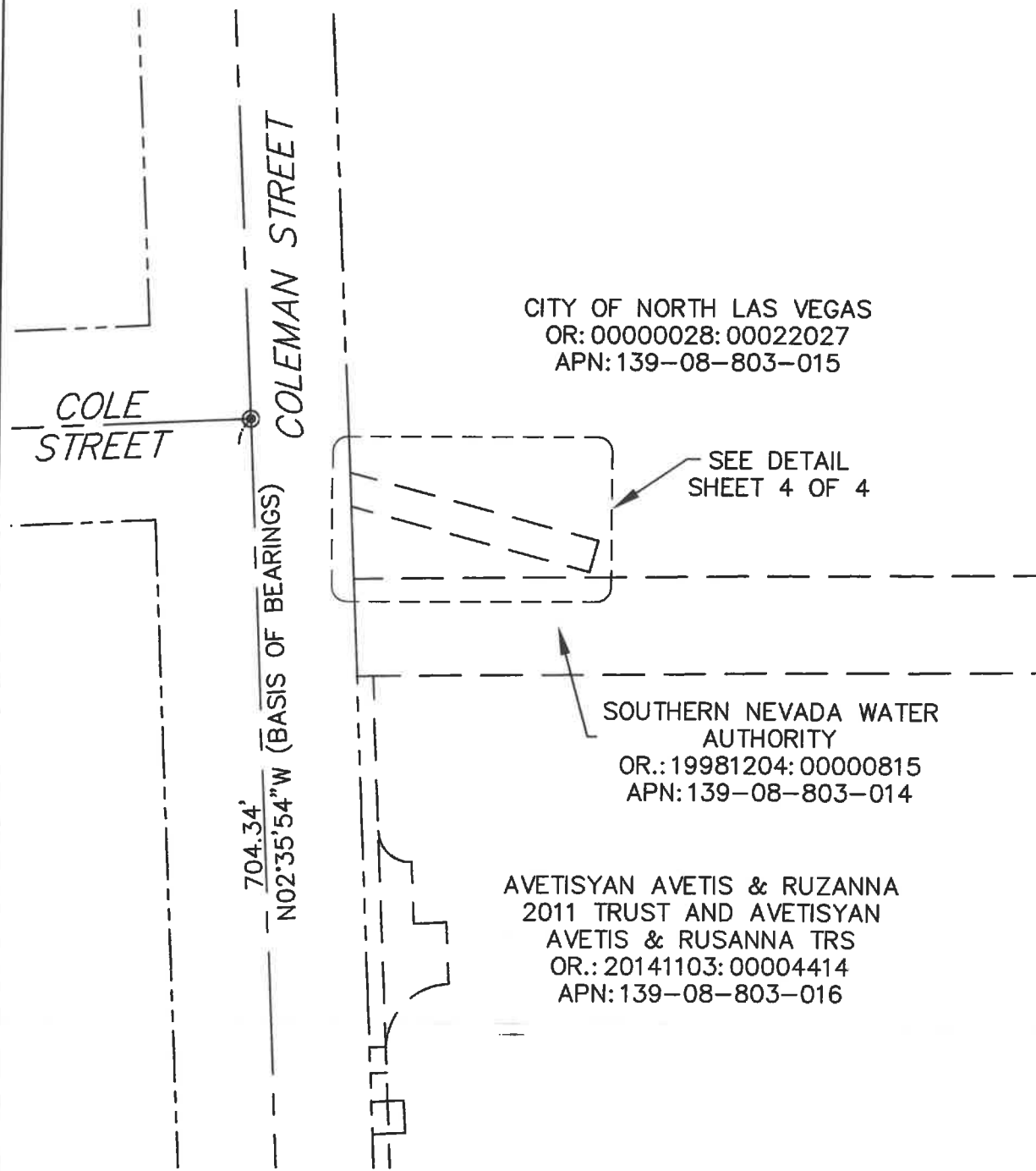
BASIS OF BEARINGS

NORTH 02°35'54" WEST BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS MEASURED IN THE NEVADA STATE PLANE COORDINATE SYSTEM, EAST ZONE 2701, NORTH AMERICAN DATUM 1983 (NAD83), (EPOCH 2010.0).

END OF LEASE AREA DESCRIPTION

NOTE: THIS LEASE AREA DESCRIPTION IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

BRAIN S. BILLINGSLEY, PLS
STATE NEVADA NUMBER 20786
FOR AND AT THE INSTANCE OF NV ENERGY



CITY OF NORTH LAS VEGAS
OR: 00000028: 00022027
APN: 139-08-803-015

SEE DETAIL
SHEET 4 OF 4

SOUTHERN NEVADA WATER
AUTHORITY
OR.: 19981204: 00000815
APN: 139-08-803-014

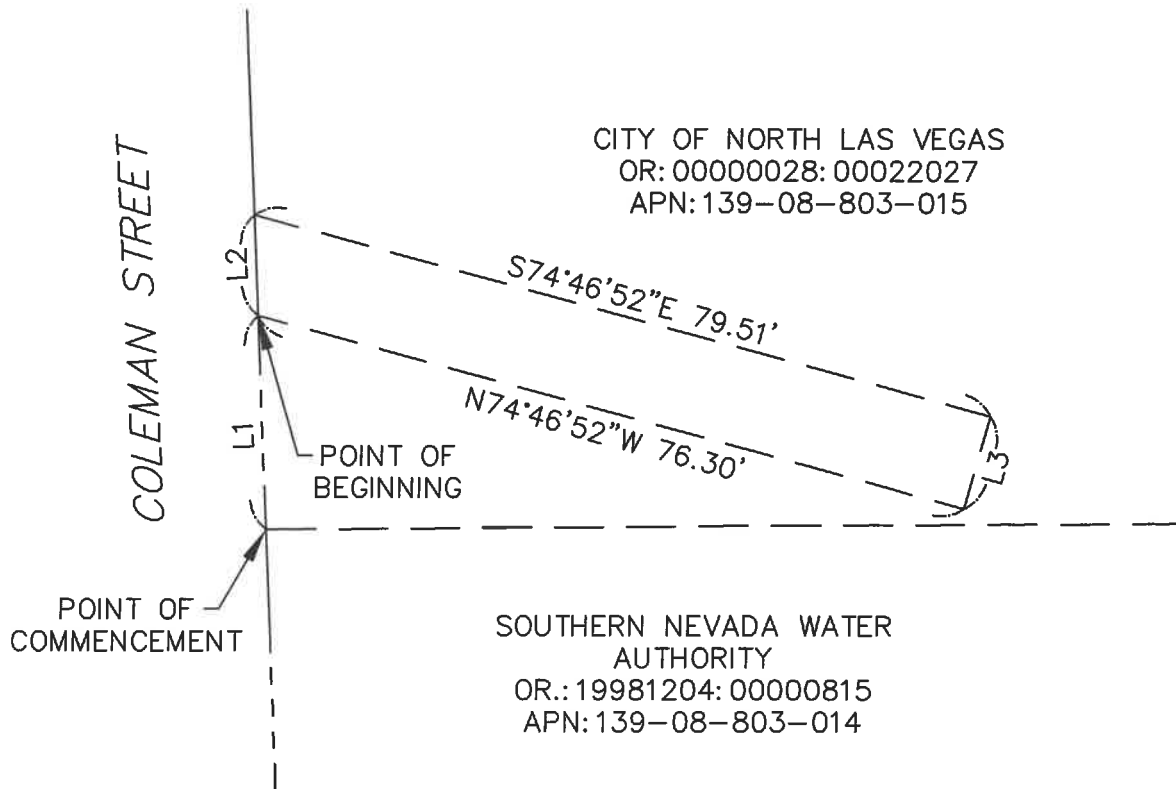
AVETISYAN AVETIS & RUZANNA
2011 TRUST AND AVETISYAN
AVETIS & RUSANNA TRS
OR.: 20141103: 00004414
APN: 139-08-803-016

EXHIBIT MAP TO ACCOMPANY LEASE AREA DESCRIPTION



PROJECT:
T-MOBILE COLEMAN
VG21034A SC-CNLV

SEC: 08 T: 20 S., R: 61 E. DATE: 03/26/2025
SURVEYOR: GE PROJECT ID: 3010420847
DRAWN BY: BEH
CHECKED BY: BSB PAGE: 3 OF 4



Line Table		
Line #	Length	Direction
L1	22.30'	N02°35'54"W
L2	10.50'	N02°35'54"W
L3	10.00'	S15°13'08"W