



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

**EXHIBIT A
LEGAL DESCRIPTION**

PAGE 1 OF 4
APN: 124-36-313-003

EXPLANATION:

THIS LEGAL DESCRIBES A PORTION OF A PUBLIC UTILITY EASEMENT TO BE VACATED.

A PORTION OF THE 5-FOOT-WIDE PUBLIC UTILITY EASEMENT SHOWN ON AND GRANTED BY 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 593.41 FEET; THENCE DEPARTING SAID SECTION LINE AND STREET CENTERLINE, NORTH 89°13'30" EAST, A DISTANCE OF 55.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID LOSEE ROAD, BEING THE **POINT OF BEGINNING**; THENCE NORTH 00°46'30" WEST, A DISTANCE OF 8.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS NORTH 89°13'30" EAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°27'32", AN ARC LENGTH OF 7.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°45'58" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°14'02" EAST, A DISTANCE OF 22.87 FEET; THENCE NORTH 89°13'30" EAST, A DISTANCE OF 10.72 FEET; THENCE SOUTH 00°14'02" EAST, A DISTANCE OF 33.23 FEET; THENCE SOUTH 89°45'58" WEST, A DISTANCE OF 5.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°32'30", AN ARC LENGTH OF 23.70 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS SOUTH 89°13'29" WEST; THENCE NORTH 00°46'30" WEST, A DISTANCE OF 13.23 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 49°21'55" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°07'53", AN ARC LENGTH OF 17.15 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS NORTH 00°14'02" WEST; THENCE NORTH 00°14'02" WEST, A DISTANCE OF 23.18 FEET; THENCE SOUTH 89°13'30" WEST, A DISTANCE OF 10.72 FEET; THENCE NORTH 00°14'02" WEST, A DISTANCE OF 22.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 10.00 FEET, FROM WHICH BEGINNING THE RADIUS POINT BEARS NORTH 00°14'02" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°27'32", AN ARC LENGTH OF 5.14 FEET TO A POINT OF NON-TANGENCY, TO WHICH A RADIAL LINE BEARS SOUTH 29°13'30" WEST, BEING THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 455 SQUARE FEET, MORE OR LESS.



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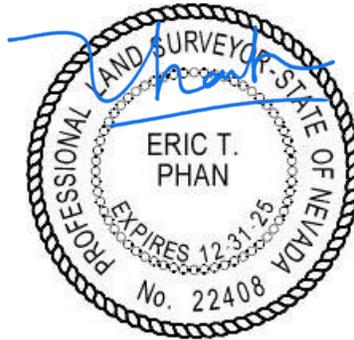
ATTACHED HERETO IS AN EXHIBIT LABELED "EXHIBIT B" AND BY THIS REFERENCE IS MADE A PART
HEREOF.

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

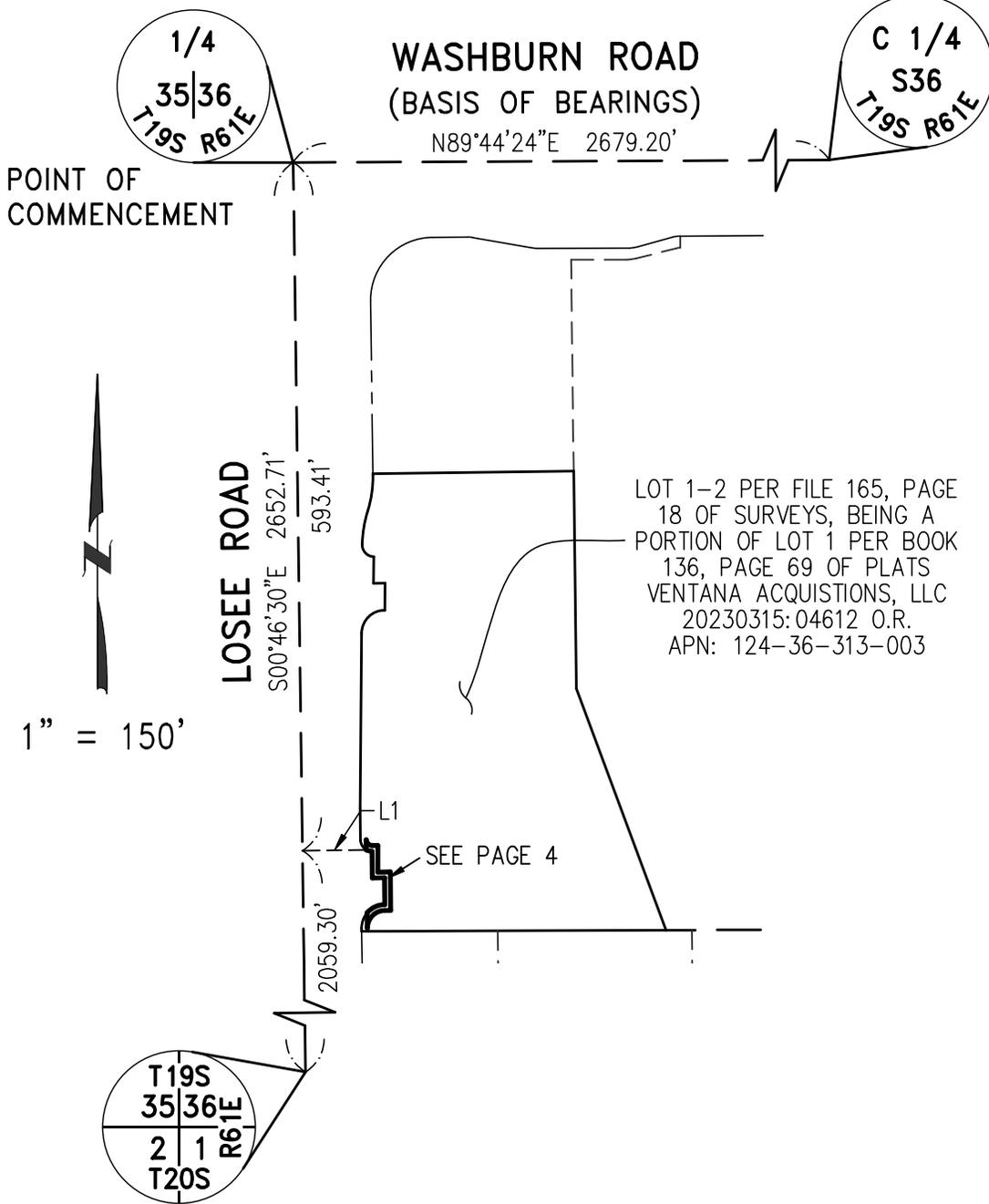


1/8/2025

APN: 124-36-313-003

EXHIBIT "B"

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



PUBLIC UTILITY EASEMENT
VACATION

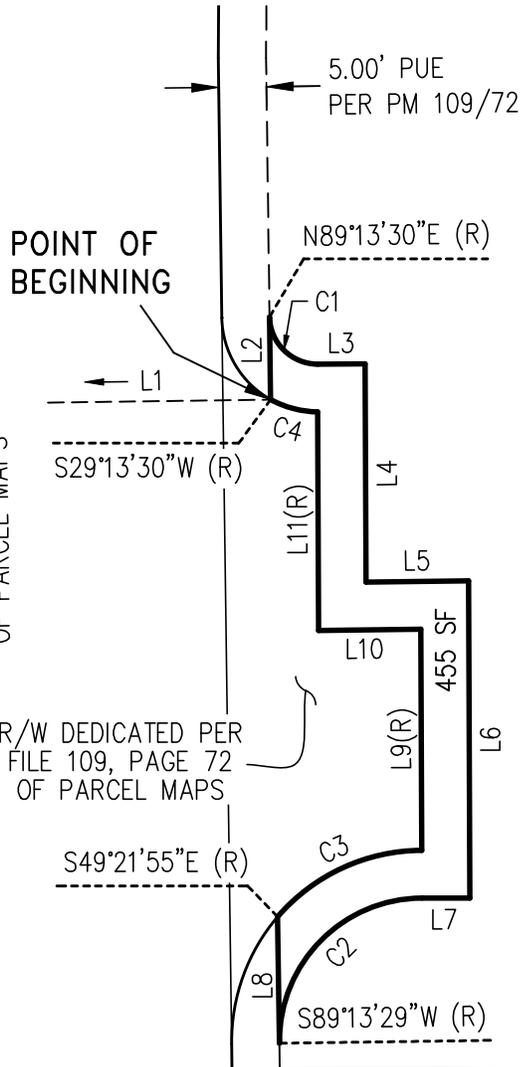


DATE: 1/8/2025	DRAWN BY: JG	CHECKED BY: MG
PAGE 3 OF 4	NV0324-074-S-PUE Relinquishment 1	

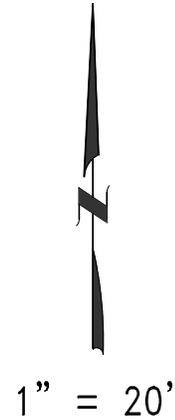
3285 N. FORT APACHE RD.
LAS VEGAS, NV 89129 : (702) 228-6277

LOSEE ROAD
PUBLIC STREET PER
OR: 0540: 0434411 AND
FILE 109, PAGE 72
OF PARCEL MAPS

R/W DEDICATED PER
FILE 109, PAGE 72
OF PARCEL MAPS



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	55.00'
L2	N00°46'30"W	8.66'
L3	N89°45'58"E	5.00'
L4	S00°14'02"E	22.87'
L5	N89°13'30"E	10.72'
L6	S00°14'02"E	33.23'
L7	S89°45'58"W	5.00'
L8	N00°46'30"W	13.23'
L9	N00°14'02"W	23.18'
L10	S89°13'30"W	10.72'
L11	N00°14'02"W	22.92'

CURVE TABLE				
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT
C1	89°27'32"	5.00'	7.81'	4.95'
C2	90°32'30"	15.00'	23.70'	15.14'
C3	49°07'53"	20.00'	17.15'	9.14'
C4	29°27'32"	10.00'	5.14'	2.63'

**PUBLIC UTILITY EASEMENT
VACATION**



DATE: 1/8/2025 DRAWN BY: JG CHECKED BY: MG
PAGE 4 OF 4 NV0324-074-S-PUE Relinquishment 1

3285 N. FORT APACHE RD.
LAS VEGAS, NV 89129 : (702) 228-6277

NV0324-074-S-PUE Relinquishment 1 - Closure Calcs

Lot: 1 , Block: 1, Type: LOT

PNT#	Bearing	Distance	Northing	Easting	Station
13			26793914.500	793726.175	0.000
	N00°46'30"W	8.660			
14			26793923.160	793726.058	8.660
	Radius: 5.000	Length: 7.807	Chord: 7.038	Delta: 89°27'32"	
	Chord BRG: S45°30'16"E Rad-In: N89°13'30"E Rad-Out: N00°14'02"W				
	Radius Pt: 12 26793923.227,793731.058 Tangent: 4.953 Dir: Left				
	Tangent-In: S00°46'30"E Tangent-Out: N89°45'58"E Non Tangential-In				
	Tangential-Out				
15			26793918.227	793731.078	16.467
	N89°45'58"E	5.000			
16			26793918.248	793736.078	21.467
	S00°14'02"E	22.873			
17			26793895.375	793736.171	44.340
	N89°13'30"E	10.719			
1			26793895.520	793746.889	55.058
	S00°14'02"E	33.227			
2			26793862.293	793747.025	88.286
	S89°45'58"W	5.000			
3			26793862.273	793742.025	93.286
	Radius: 15.000	Length: 23.704	Chord: 21.313	Delta: 90°32'29"	
	Chord BRG: S44°29'45"W Rad-In: S00°14'01"E Rad-Out: N89°13'30"E				
	Radius Pt: 4 26793847.273,793742.086 Tangent: 15.142 Dir: Left				
	Tangent-In: S89°45'59"W Tangent-Out: S00°46'30"E Non Tangential-In Non				
	Tangential-Out				
5			26793847.070	793727.087	116.989
	N00°46'30"W	13.229			
6			26793860.298	793726.909	130.218
	Radius: 20.000	Length: 17.150	Chord: 16.629	Delta: 49°07'53"	
	Chord BRG: N65°12'01"E Rad-In: S49°21'55"E Rad-Out: S00°14'02"E				
	Radius Pt: 7 26793847.273,793742.086 Tangent: 9.142 Dir: Right				
	Tangent-In: N40°38'05"E Tangent-Out: N89°45'58"E Non Tangential-In Non				
	Tangential-Out				
8			26793867.273	793742.004	147.368
	N00°14'02"W	23.180			
9			26793890.453	793741.910	170.548
	S89°13'30"W	10.719			
10			26793890.308	793731.192	181.267
	N00°14'02"W	22.920			
11			26793913.227	793731.099	204.187
	Radius: 10.000	Length: 5.142	Chord: 5.085	Delta: 29°27'32"	
	Chord BRG: N75°30'16"W Rad-In: N00°14'02"W Rad-Out: N29°13'30"E				
	Radius Pt: 12 26793923.227,793731.058 Tangent: 2.629 Dir: Right				
	Tangent-In: S89°45'58"W Tangent-Out: N60°46'30"W Non Tangential-In				
13			26793914.500	793726.175	209.328

Closure Error Distance> 0.00000

Total Distance> 209.328

Area: 455, 0.0104

Block 1 Total Area: 455, 0.0104