

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 'I' 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 Southeast Corner of said Lot 4; thence along the East line thereof North 01°09'34" West, a distance of 25.86 feet to the **Point of Beginning**; thence departing said East line South 88°50'26" West, a distance of 15.00 feet; thence North 01°09'34" West, a distance of 20.00 feet; thence North 88°50'26" East, a distance of 15.00 feet to the East line of said Lot 4; thence along the East line thereof South 01°09'34" East, a distance of 20.00 feet to the **Point of Beginning**.

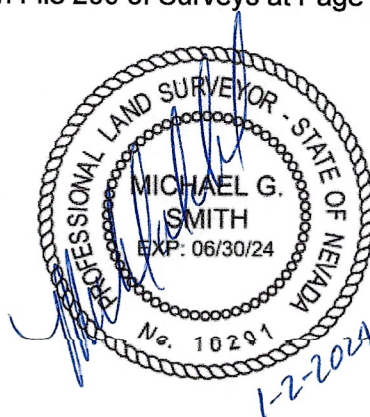
Containing 300 Square Feet, more or less, as shown on the attached Exhibit "B" display map to accompany legal description attached hereto and made a part hereof.

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



APN: 139-17-611-006

EXHIBIT B

N 1/16

17 | 16

BASIS OF BEARING
S89°33'21"E

BROOKS AVENUE

PUBLIC RIGHT-OF-WAY
PER OFFICIAL RECORD 19970909:00863

EASEMENT AREA:
300 SQUARE FEET
UTILITY EASEMENT
EXHIBIT 'I'
PER BOOK 20080222
AS INSTRUMENT 001156

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

N88°50'26"E
15.00'

N01°09'34"W
20.00'

20.00'

S01°09'34"E
25.86'

S88°50'26"W
15.00'

POINT OF
BEGINNING

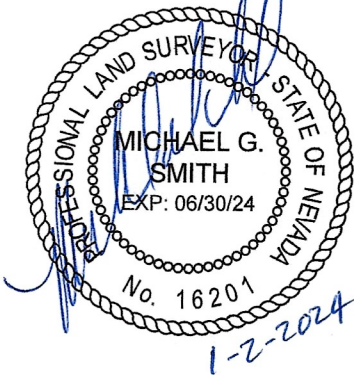
POINT OF
COMMENCEMENT

CLAYTON STREET

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

S01°09'34"E

40.00'



SMITH
& Associates
LAND SURVEYING, LLC

WWW.SMITHLANDSURVEY.COM

(702) 724-2694

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

KIMLEY HORN
CLAYTON PUE #1
KHA012213

08/28/2023
SRH
2 OF 2