

September 30, 2024
A.P.N. 123-34-101-017

DRAINAGE EASEMENTS VACATION FOR FILE 128,
PAGE 58 OF PARCEL MAPS LEGAL DESCRIPTION

THIS DOCUMENT DESCRIBES THREE DRAINAGE EASEMENTS WITHIN LOT 1 OF FILE 128, 58 OF PARCEL MAPS TO BE VACATED, GENERALLY LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., BOUNDED BY ANN ROAD, MOUNT HOOD STREET, 10/11/2024 HOWDY WELLS AVENUE AND BEESLEY DRIVE IN NORTH LAS VEGAS, NEVADA.

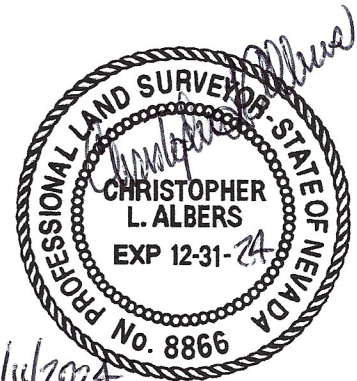


EXHIBIT "A"
LEGAL DESCRIPTION

THOSE DRAINAGE EASEMENTS LOCATED IN PORTIONS OF PARCEL 1 OF MAP RECORDED IN FILE 128, PAGE 58 OF PARCEL MAPS, LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 62 EAST, M.D.M., MORE PARTICULARLY DESCRIBED BELOW:

THAT FORTY FOOT (40') BY FORTY FOOT (40') EASEMENT AS GRANTED BY THE UNDERGROUND DRAINAGE EASEMENT DOCUMENT RECORDED MAY 13, 2021 AS INSTRUMENT NO. 20210513:0001390, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING ADJACENT TO THE WESTERLY RIGHT-OF-WAY OF MOUNT HOOD STREET IN SAID PARCEL 1.

TOGETHER WITH:

THAT DRAINAGE EASEMENT AS GRANTED BY THE UNDERGROUND DRAINAGE EASEMENT DOCUMENT RECORDED MAY 13, 2021 AS INSTRUMENT NO. 20210513:0001390, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING ADJACENT TO THE WESTERLY RIGHT-OF-WAY OF MOUNT HOOD STREET AND HOWDY WELLS AVENUE AT THE SOUTHEAST CORNER OF SAID PARCEL 1.

TOGETHER WITH:

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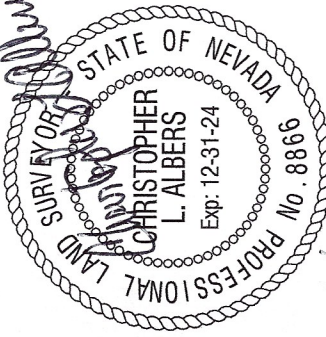
THAT PORTION OF THE DRAINAGE EASEMENT LYING WITHIN SAID PARCEL 1 AS GRANTED BY THE DRAINAGE EASEMENT DOCUMENT RECORDED JANUARY 23, 2020 AS INSTRUMENT NO. 20200123:0002938, CLARK COUNTY, NEVADA OFFICIAL RECORDS, LYING ADJACENT TO HOWDY WELLS AVENUE.

SEE EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

EXHIBIT 'B' TO ACCOMPANY LEGAL DESCRIPTION FOR DRAINAGE EASEMENT VACATIONS

ANN ROAD

SEE LEGEND & SCALE ON PAGE 4 OF 4



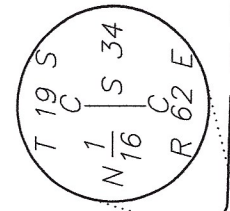
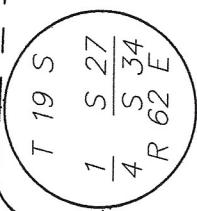
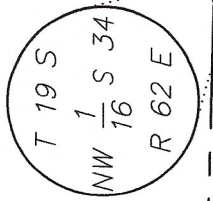
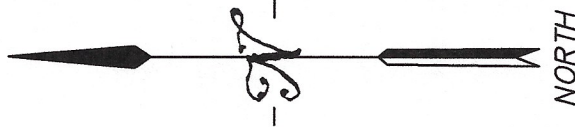
PARCEL 1
FILE 128, PAGE 58 OF
PARCEL MAPS

10/11/2024

MOUNT HOOD STREET

BEESLEY DRIVE

HOWDY WELLS AVENUE



40'X40' DRAINAGE EASEMENT
GRANTED PER INSTRUMENT
NO. 20210513:0001390 O.R.

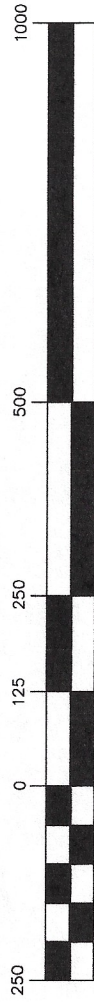
DRAINAGE EASEMENT
GRANTED PER INSTRUMENT
NO. 20210513:0001390 O.R.

DRAINAGE EASEMENT
GRANTED PER INSTRUMENT
NO. 20200123:0002938 O.R.

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION FOR DRAINAGE EASEMENT VACATIONS

LEGEND:

_____	SECTION/ALIQUOT LINE
_____	RIGHT-OF-WAY LINE
_____	PROPERTY BOUNDARY LINE
.....	EXTENSION LINE
_____	DRAINAGE EASEMENT LINE



(IN FEET)
1 inch = 250 ft.